

Planning Consultation on: WA/30/20/PL

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Walberton Parish Council **object** to this planning application on the following basis:

1. The site was not selected for the revised NDP currently at draft Reg 14 stage.
2. It was not recommended by AECOM our independent site assessors that advise the NDP team.
3. The site is not suitable for allocation in the neighbourhood plan as it does not meet Policy C SP1 or Policy SD SP2 due to its location outside the BUAB.
4. A lack of safe pedestrian access would also be a constraint to development.
5. The density is inappropriate to the locale at eight dwellings and 2.5 storeys is also out of keeping with the area.

We also make the following points:

The site lies outside the built-up area boundary as defined in the Arun Local Plan 2011 - 2031 and Walberton Neighbourhood Development Plan and would represent an encroachment of built form into the countryside. By reason of the number of dwellings proposed and their siting the proposal would be at odds with the character and appearance of the locality. The proposal would therefore be contrary to policies C SP1, D SP1 and D DM1 of the Arun Local Plan 2011 - 2031 and policies HP1, HP11 and H13 of the Walberton Neighbourhood Development Plan.

Design and access statement

P2.5 is misleading claiming good pedestrian access. The site opens out onto the busy Yapton Lane which has no pavement until the start of the village some 900 metres away.

Planning statement

P 3 – 1.4.

Misleading - the site was put forward in the questionnaire NOT via referendum.

Untrue - the site is NOT included in the draft Reg 14 proposal that has NOT gone out for consultation yet.

P 6 – 2.5

Walberton Parish has a sufficient number of dwelling in its Reg 14 draft to more than meet the Parish provisional allocation from ADC.

P 7 – There is no doctors surgery or post office.

P 8 – 5.1 - 1) 2nd sentence references the fact that the previous application for 5 two storey houses was refused noting that it was at odds with the character and appearance of the locality. Therefore, how can 8 dwellings, of which 4 are 2.5 storey now be in character?

P 23 – 7.25 references WA/29/17/RES in which a brownfield site (note that this application site is not brownfield) with 2 storeys houses was considered to be acceptable. Para. 7.26 then implies that this application with 2 storeys should be acceptable, but this application has

4 houses on the frontage that are 2.5 storeys, which we deem inappropriate and unacceptable.

Walberton Parish Council.

10 June 2020