Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st November 2021

Rebecca Arman
Stafford Cottage
Yapton Lane
Walberton
West Sussex
BN180AR

Case Officer: **Mrs A Gardner**
Telephone: **01903 737529**
Email: **Anita.Gardner@arun.gov.uk**

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No:	WA/80/21/OUT
Site Address:	Land East of Yapton Lane Walberton BN18 0LJ
Description of works:	Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Thank you for your internet representation made on 31st October 2021 which has been recorded as an objection with the comments as follows:

OWPC41520

Dear Sirs

I write in respect of the proposed development of Land to the East of Yapton Lane. I object to the proposed development for the below reasons.

The local infrastructure and amenities are insufficient for the proposed development. In simple terms this development is entirely unrealistic and unsuitable.

The proposed development is also entirely inconsistent with the Walberton Neighbourhood Development Plan and the other local government guidance/plans.

The access to and from the development can only be provided via Yapton Lane, which is already at its capacity limit. No account has been taken for this issue at all.

Further, the immediate area has already been subject to the substantial Avisford Grange (Linden Homes) development, which is literally on the other side of the road. The local infrastructure will struggle to cope with the Avisford Grange development, let alone another 75 homes. There is no demand for further homes, as Linden Homes are unable to currently sell their plots fully.

Finally, the land over which the proposed development is sought is subject to ongoing prescriptive rights for local individuals, who I understand will seek to enforce these rights if the development proceeds.

Yours sincerely

Rebecca Arman

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :https://www.arun.gov.uk/what-happens-next.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website https://www.arun.gov.uk/planning-application-search

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely

Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website https://www.arun.gov.uk/privacy-policy/

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
https://www1.arun.gov.uk/planning-application-finder