

Amber Willard

From: Cllr. Sue Walls Grove
Sent: 27 March 2025 14:06
To: Amber Willard; Cllr. Simon McDougall
Cc: Neil Crowther
Subject: RE: WA/102/24/PL Longacre

Good afternoon, Amber,

Yes, happy with this.

Kind regards,

Sue Walls Grove.

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 27 March 2025 13:41
To: Cllr. Simon McDougall <Cllr.Simon.McDougall@arun.gov.uk>; Cllr. Sue Walls Grove <Cllr.Sue.Walls Grove@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: WA/102/24/PL Longacre

Dear Councillors,

Following the recommendation yesterday, I have drafted the following three reasons to reflect the issues agreed by the Council:

1. The proposed layout and access arrangements will result in harm to the existing retained trees and encroach upon their root protection areas in conflict with Arun Local Plan Policy ENV DM4, Walberton Neighbourhood Development Plan Policy VE3 and the NPPF.
2. Insufficient information has been submitted to determine whether the development can sustainably drain surface water. As such, it has not been demonstrated that the development can be adequately drained, and would not increase flood risk elsewhere. This is in conflict with Arun Local Plan Policies W DM1, W DM2 and W DM3, Walberton Neighbourhood Development Plan Policy VE7, the NPPF and the associated Planning Practice Guidance on Flood Risk and Drainage.
3. The development is not an allocated site in the Walberton Neighbourhood Development Plan and is predominantly outside of the defined Built-Up Area Boundary in conflict with Walberton Neighbourhood Development Plan Policy HP1. Paragraph 14 of the NPPF states that the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits.

I would be grateful if you can respond by 2pm on Friday with your agreement/comments so we can then issue the decision notice by the end of the week.

Kind Regards

Amber

Amber Willard MRTPI
Principal Planning Officer, Planning Department

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