

Amber Willard

From: Cllr. Sue Wallsgrove
Sent: 04 April 2025 11:02
To: Amber Willard; Cllr. Simon McDougall
Subject: RE: WA/102/24/PL Longacre

Good morning, Amber,

Thank you for the amendments yes, I agree.

Kind regards,

Sue Wallsgrove.

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 04 April 2025 10:54
To: Cllr. Simon McDougall <Cllr.Simon.McDougall@arun.gov.uk> Cllr. Sue Wallsgrove <Cllr.Sue.Wallsgrove@arun.gov.uk>
Subject: FW: WA/102/24/PL Longacre

Dear Cllrs,

Following committee last week, you both agreed 3 refusal reasons for Longacre WA/102/24/PL.

One of these is slightly amended and therefore I seek further agreement before we issue the decision.

It will now read:

'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 and the harm identified significantly and demonstrably outweighs the benefits of the application including its contribution to the Council's Housing Land Supply shortfall with reference to para 14 of the NPPF'.

The remaining 2 (trees and drainage) will remain the same and are shown in the email below.

Please let me know if you agree.

Thanks
Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942
E: amber.willard@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Amber Willard

Sent: 27 March 2025 13:41

To: Cllr. Simon McDougall <[REDACTED]> Cllr. Sue Wallsgrove

<[REDACTED]>
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

Tel: 01903 737942

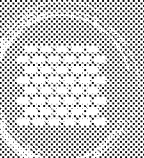
E: amber.willard@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
--	---	---	---	---