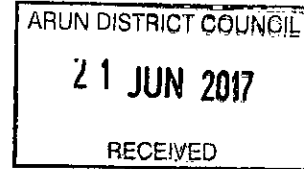




THE McLAREN CLARK GROUP
Land, Planning & Development Consultants



Mr Karl Roberts
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

16th June 2017

Dear Mr Roberts,

Land East of Tye Lane, Walberton

I herewith enclose an outline planning application on behalf of my client, Wates Developments Ltd, for the following proposed development on Land East of Tye Lane, Walberton:

Outline application for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping and community facilities to include allotments, play space and community orchard.

Matters not reserved for subsequent approval relate to the main vehicular access from Yapton Lane, Walberton.

The Illustrative Masterplan provides an illustrative depiction of the proposed development. The application has been prepared in the context of Local Plan policies, the Walberton Neighbourhood Development Plan (WNDP), consultation with statutory consultees, pre-application advice received from the Council in March 2017 and community engagement.

Planning Policy

In the adopted Local Plan (2003), the application site is located outside but adjoining the built-up area boundary of Walberton and would conflict with Policies GEN2 'Built-Up Area Boundary' and GEN3 'Protection of the Countryside'.

However, these policies sought to guide development to the end of the Local Plan period (2011) and this date has long since passed. In addition, the Council are unable to demonstrate a suitable housing land supply (1.92 years) in line with national policy requirements and council members have agreed (Jan 2017) to invite applications on sites identified as 'deliverable' within the Housing Economic Land Availability Assessment in order to address the housing shortfall. As the site has been identified as such, any conflict with Saved Policies GEN2 and GEN3 should be limited and the proposal should be considered in line with the sustainable principles as outlined within the National Planning Policy Framework.

Material Considerations

There are considerable benefits associated with the proposal. Walberton is a sustainable village with a number of local services and facilities. The proposal will provide a number of local benefits;

- Up to 175 private and 30% affordable homes (no.51) at a density that assimilates with the village location,

WA/44/17/OUT
19,762.00
P105015
21/6/17.



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- A mix of homes that will be suitable to meet local need and the inclusion of bungalows will allow for families to remain in the village where they grew up,
- Existing village facilities will be supported by new residents,
- New open space (44,712 sqm), play facilities and a new circular walk will be available for the future residents and existing community to enjoy,
- Inclusion of allotments to meet an existing and any future needs (W NDP Policy CL8),
- A robust and enhanced landscaping scheme to also include a community orchard, will result in significant biodiversity gain within the area, and
- The construction of the homes will lead to local job creation and investment.

These material considerations should be afforded greater weight than the conflict with Policies GEN2 and GEN3.

Considering the current housing land supply position and lack of an up-to-date Local Plan, the presumption in favour of sustainable development as outlined within the National Planning Policy Framework is engaged and the proposal should be assessed against the Frameworks sustainability principles. Whilst improving the housing land supply, the economic, social and environmental benefits of the proposal are significant and there are no significant adverse impacts that would outweigh these benefits.

Please find enclosed a cheque of £19,762.00 made payable to Arun District Council alongside disks with the following reports:

- Transport Assessment,
- Transport Framework Plan,
- LVIA,
- Preliminary Risk Assessment, and
- Design and Access Statement.

I look forward to hearing from you and to continue working with your officers throughout the application process.

Yours Sincerely,

Ellie White MRTPI

Land and Planning Manager