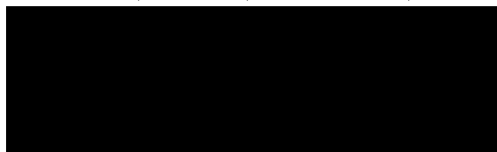




WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED
Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ



21 June 2022

To:
Arun District Council Planning Department
Maltravers Road
LITTLEHAMPTON

Dear Sirs,

REF: Planning Application WA/50/22/PL, Land adjacent to Oak Bank, Wandleys Lane, Walberton. BN18 0QR

Walberton Parish Council wishes to **object** to this application. We have a number of concerns.

- We note the receipt of comprehensive pre-planning advice from Arun District Council associated with the previous application on this site, WA/93/21/PL, suggesting that the application would likely be rejected should a number of features not be addressed. It is our opinion that these features were not addressed in the more recent application, WA/8/22/PL and remain unanswered in this latest request. We are unable to identify resolution of the following noted problems.
 - We note that the pre-application recommendation is that one section of the dwelling by the site boundary be single storey to aid compliance with Arun Policy D SP1 and Walberton Neighbourhood Plan Policy HP13. This still does not appear to be the case on the plans presented.
 - An electric car charging point is recommended, as per Arun Parking Standards SPD for dwellings of this type with off-street parking permission. None is indicated on the plans.
 - All new residential development is required to demonstrate energy efficiency measures and renewable or low-carbon systems (Arun Policy ECC SP2). We see no evidence of this in the current application.
 - There is no description of how biodiversity net gain will be achieved, which is required to satisfy Arun Policy ENV DM5. We note the importance of Wandleys Lane as a biodiversity corridor and its particular importance to Barbastelle bats (Walberton Policy VE10 2020). We note the mitigation recommendations of the Ecological Assessment but their implementation on the supplied plans is not evident.
 - We see insufficient evidence in the application to satisfy Arun Policy W DM3 and Walberton Policy VE7 concerning Sustainable Urban Drainage Systems and surface water management measures to reduce the risk of flooding.

- The site is not included in the Walberton Neighbourhood plan and is outside the Built-up Area Boundary.

Yours sincerely,

(sent unsigned by email)

Andy Peppler – Parish Clerk
On behalf of the council's Planning Committee.