20-2233

25th July 2023

Mr Neil Crowther
Group Head of Planning
Directorate of Place
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Neil

Proposal: Full planning application for the construction of 25 dwellings together with associated access from Eastergate Lane, parking, public open space and landscaping.
Site Address: Land at West Walberton Lane, Walberton, Arundel, BN18 0QF.

On behalf of our client, Macra Ltd, I enclose a full planning application for the construction of 25 dwellings together with associated access from Eastergate Lane, parking, public open space and landscaping.

As you are aware, a previous full application for the construction of 30 dwellings (Application Reference Number WA/32/21/PL) was refused by Arun District Council on 26th July 2021. A subsequent appeal (Appeal Reference Number APP/C3810/W/22/3291254) was dismissed by the Planning Inspectorate on 24th August 2022. This revised planning application therefore seeks to address the concerns raised in relation to the previous scheme, particularly by the Planning Inspector.

The planning application has been submitted electronically via the Planning Portal (Reference Number PP-12271064). The application is supported by the following documentation:

- Application Form and Certificates;
- Community Infrastructure Levy Form;
- Topographic Survey prepared by P Stubbington Land Surveys Ltd – Drawing No. 8450/01/B;
- Full set of detailed plans prepared by Pegasus Group;
  - Proposed Site Layout - Drawing No. DE_001_F_01;
  - Location and Block Plan - Drawing No. DE_001_F_02;
  - Affordable Housing Layout - Drawing No. DE_001_F_03;
  - Parking Strategy Layout - Drawing No. DE_001_F_04;
  - Boundary Materials Layout - Drawing No. DE_001_F_05;
  - Housing Mix Layout - Drawing No. DE_001_F_06;
  - Access and Movement Plan - Drawing No. DE_001_F_07;
  - Street Scenes Elevations – Drawing No. DE_003_D_01;

- House Type Pack including Floor Plans and Elevations - Reference No. DE_02_A;
- Design and Access Statement prepared by Pegasus Group;
- Planning Statement including Affordable Housing Statement prepared by Pegasus Group;
- Built Heritage Assessment prepared by Pegasus Group;
- Transport Statement prepared by Paul Basham Associates;
- Eastergate Lane Access Design and Visibility Plan prepared by Paul Basham Associates - Drawing No. 195.0002.002 Rev C;
- Ecological Impact Assessment (EcIA) prepared by Ecosupport Ltd;
- Shadow HRA & Shadow AA prepared by Ecosupport Ltd;
- BNG Assessment prepared by Ecosupport Ltd;
- BNG Metric 4.0 completed by Ecosupport Ltd;
- Landscape and Visual Addendum prepared by Pegasus Group;
- Landscape Masterplan prepared by Pegasus Group – Drawing No. P20-2233_07 Rev J;
- Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy;
- Tree Protection Plan prepared by Barrell Tree Consultancy - Drawing No. 20145-6;
- Manual for Managing Trees on Development Sites prepared by Barrell Tree Consultancy;
- Combined Desk Study and Interpretive Site Investigation Report with Remedial Strategy Proposals prepared by Forge Environmental Management Ltd;
- Groundwater Level Monitoring prepared by Forge Environmental Management Ltd;
- In-Situ Infiltration Testing prepared by Forge Environmental Management Ltd;
- Flood Risk Assessment incorporating Drainage Strategy prepared by CEP; and
- Energy Statement prepared by JSP Sustainability.

The planning application fee of £11,614.00 (including VAT and Planning Portal Service Charge) has been paid electronically via the Planning Portal.

I trust that the submitted documentation includes everything required for the application to be validated by the Council, and I look forward to receiving confirmation of the registration details at your earliest convenience. Should you have any questions regarding the application, please do not hesitate to contact me on [redacted] or email [redacted]

Yours sincerely

[redacted]

Caroline Gould
Associate Planner

Enc. Application documents as listed above
cc. Macra Ltd