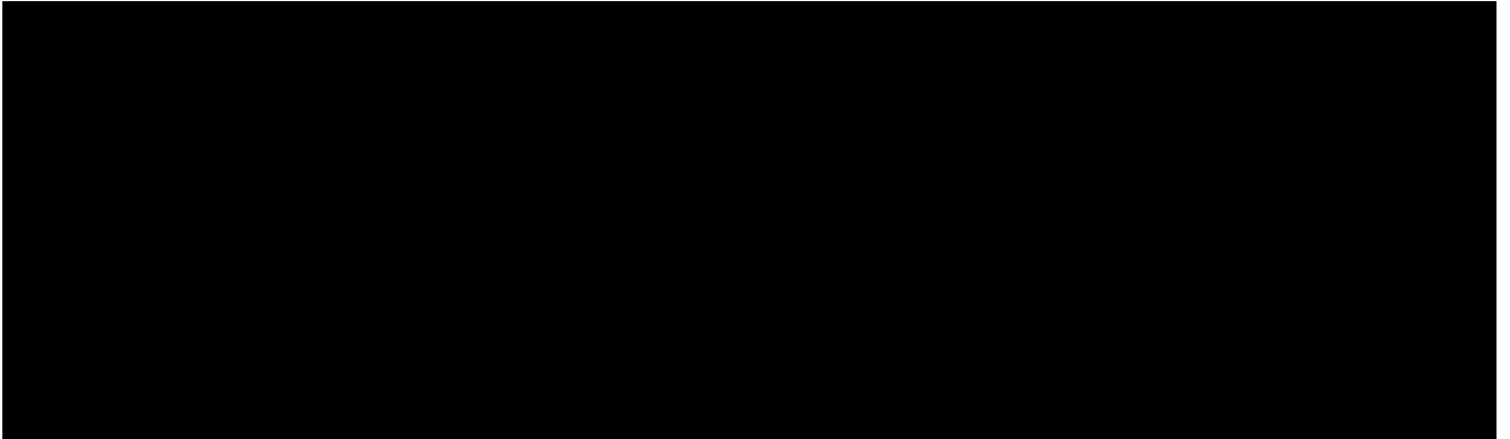




From: Daniel Vick
Sent: 13 November 2017 17:13
To: Planning.Responses
Subject: FW: WA/73/17/OUT - Land east of Wandleys Lane

From: Michael Holloway [REDACTED]
Sent: 13 November 2017 16:19
To: Daniel Vick; Juan Baeza
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane

Hi both,

Can you please confirm that the attached was safely received on Friday afternoon?

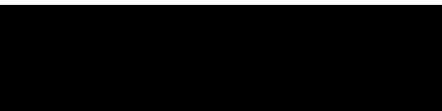
I note from the portal that it has yet to be uploaded, whereas other submissions made today have been, so I would be grateful of confirmation of receipt.

Kind regards,

Michael Holloway MRTPI – Associate Partner
Planning



Daniel Watney LLP
165 Fleet Street
London EC4A 2DW



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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Michael Holloway
Sent: 10 November 2017 12:04

To: 'daniel.vick@arun.gov.uk'

Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane

Dear Mr Vick,

As per Juan's out of office message, please find below and attached.

Kind regards,

Michael Holloway MRTPI – Associate Partner
Planning

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Michael Holloway
Sent: 10 November 2017 12:03
To: 'Juan.baeza@arun.gov.uk'
Subject: WA/73/17/OUT - Land east of Wandleys Lane

Dear Mr Baeza,

Please find attached an objection to application WA/73/17/OUT on behalf of my client, the Dunhill Medical Trust.

I trust that the contents of the objection letter are sufficiently clear, however do let me know if you have any queries about any of the content. I will look forward to hearing further as to the progress of the application.

Kind regards,

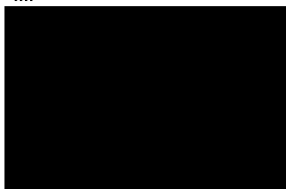
Michael Holloway MRTPI – Associate Partner
Planning

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

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Date
10 November 2017

Mr J Baeza
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

By Email Only

Dear Mr Baeza

**Planning Application WA/73/17/OUT
Land East of Wandleys Lane and West of Walberton Lane, Fontwell**

Daniel Watney LLP has been instructed by the Dunhill Medical Trust (DMT), to object to the planning application submitted by Welbeck Strategic Land II LLP on land east of Wandleys Lane and west of Walberton Lane, Fontwell (Arun DC ref: WA/73/17/OUT).

The application seeks outline planning permission for up to 157 residential units.

DMT are the landowners of the site to the west of Wandleys Lane, known as land east of Fontwell Avenue. Outline planning permission was granted by the Secretary of State in July 2017 on land east of Fontwell Avenue for the provision of a major mixed use redevelopment of up to 400 new dwellings, up to 5,000 sqm of light industrial floorspace, 500 sqm of additional non-residential floorspace in addition to infrastructure works, local and open public spaces and sports facilities.

The approval by the Secretary of the State followed extensive pre-application engagement with Arun District Council and West Sussex Highways Authority. A resolution to grant planning permission was secured in November 2015, before the application was called-in by the Secretary of State. The Secretary of State Inquiry confirmed that there was no conflict with existing or emerging Neighbourhood Plans and that the site was wholly sustainable in the context of Paragraph 14 of the National Planning Policy Framework (NPPF), therefore outline planning permission was granted.

Land east of Fontwell Avenue benefits from a strategic allocation in the emerging Arun DC Local Plan for 400 dwellings.

It is widely acknowledged that Arun DC is unable to demonstrate a five year supply of housing. This was most recently evidenced in the Secretary of State Inquiry on land off Burndell Road, Yapton, where it was confirmed that the maximum supply of housing land that ADC can demonstrate is 1.9 years.

The effect of this shortfall means that adopted planning policies, both in terms of the relevant Local and Neighbourhood Plans, are afforded limited weight insofar as they accord with the NPPF. In the absence of a 5-year supply of housing land, paragraph 14 of the Framework states that planning permission should be granted unless:

- (a) Any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework as a whole, or;
- (b) Specific policies in the Framework indicate development should be restricted.

As per paragraph 49 and 14 of the NPPF, in the absence of sufficient housing supply, there is a presumption in favour of sustainable development which comprises three dimensions; environmental, social and economic.

Emerging Arun Local Plan

Generally speaking, Arun DC has been updating their Evidence Base in respect of the emerging Local Plan in recent years to progress their Local Plan.

The 2014 Publication Version of the ALP identified six sources of housing land supply through Policy HSP1, including Fontwell as a location for strategic housing growth in addition to the parish and town allocations. Following the Publication Version of the Local Plan being submitted for examination and subsequent work on housing need evidence base, the Local Plan Sub-Committee on 1st September 2016 identified strategic locations where housing should be brought forward within the first five years of the Plan period to address the housing shortfall. Land east of Fontwell Avenue was identified as one of these locations where housing should be brought forward earlier within the Plan period.

Land east of Fontwell Avenue has always been seen as a sustainable location for the level of strategic growth identified within the emerging Local Plan and supporting evidence base.

This is not the case for the Site subject to this planning application. Land east of Wandleys Lane has not been considered an appropriate, sustainable option for residential-led development, through any of the iterations or scenarios identified in the options for the Local Plan.

The Examination of the Local Plan was suspended in order to identify sites to meet the increasing Objectively Assessed Housing Need (OAN). The Inspector cautioned ADC to not pre-judge sites or areas for delivery. In July 2016, the Council reconsidered four possible scenarios for delivery of strategic, sustainable housing growth, none of which included this application site.

The Site was assessed as part of the 2016 Housing & Economic Land Availability Assessment (HELAA). The Site was considered not developable due to constraints relating to the site access and potential impacts upon the Lidsey Catchment. It was also confirmed that the site was too remote from the existing village to be considered sustainable.

This confirms that this application site is not sustainable for such a level of residential development. This site and the scheme proposal differs substantially from land east of Fontwell Avenue in its proximity to the village of Fontwell, its location adjacent to the main highway network and its ability to accommodate such a level of development.

Social Sustainability

It is acknowledged that from a social sustainability perspective, the proposed development would provide up to 157 new dwellings of which 30% would be affordable.

There are limited other benefits from a social perspective. Whilst a single small Local Equipped Area of Play (LEAP) is proposed to be delivered on-site, there are no significant complementary non-residential uses to serve the future residents of the site.

It is important in settlements of this size that any future development ensures that any scheme is compatible with the existing facilities and provides a level of growth which the settlement can manage. Land east of Fontwell Avenue provided an extension to Fontwell that was appropriate and will provide direct access to the village ensuring that it is a sustainable extension to the existing settlement.

The Scheme subject to this planning application is unsustainable in terms of its location. The HELAA considered residential development to be unsustainable due to its distance from the

existing village. Without any services / facilities on-site, it is socially unsustainable due to the distance that future residents would need to travel to benefit from the nearest services.

It is considered that overall, there would be moderate benefits delivered through the creation of housing, however this would be countered by the distance of the site from the nearest amenities and services. We therefore contend there is a neutral impact in terms of social sustainability.

Economic Sustainability

There would be economic benefits delivered through the scheme relating to the provision of jobs during the construction period as well as New Homes Bonus and additional household expenditure.

This would be considered a minor benefit, given that the only employment benefits would be short-term during the construction period without any non-residential uses on the site.

Environmental Sustainability

The main issues with the sustainability of this planning application relate to environmental factors, principally due to the lack of suitable access point and impact that the scheme would have on Wandleys Lane, but also the wider impact that the proposed scheme would have on the established settlement pattern in this part of the District.

Established Settlement Pattern

This part of Arun District is characterised by concentrations of housing around village centres which can be seen around Fontwell, Eastergate and Walberton to name a few. This higher density development around the settlements is then complemented by linear development along the rural routes which connect the settlements together where development tends to be limited to one or two properties off an access. This is evident along West Walberton Lane, Eastergate Lane and Wandleys Lane.

This proposed scheme would significantly disrupt the established settlement pattern through the introduction of an isolated housing estate which is neither part of an established village, nor does it respect the linear form of development which connects the existing settlements.

This would have significant impacts on the wider landscape of the villages in this part of the District and would have a major adverse impact on the wider environment. Therefore it should be considered highly unsustainable environmentally.

Highways Impacts

The sole vehicular access is proposed to be provided from Wandleys Lane, a single track lane running from West Walberton Lane to the A29. The single carriageway has a 30 mph and a 7.5t weight limit. This road is very much rural in nature, with occasional access routes located along it to serve single dwellinghouses with minimal access requirements as described above.

During the course of pre-application engagement with Arun DC and WSCC Highways on our client's site east of Fontwell Avenue, it was made clear that any access onto Wandleys Lane should solely be for pedestrians and cyclists and that there should be no vehicular access whatsoever.

It is noted that West Sussex Highways have raised concerns over the Transport Assessment which was submitted with the application in respect of the modelling which has been undertaken to Wandleys Lane and the A29. WSCC have raised significant concerns over the hazards that would be caused to highway users as a result of this Scheme, which echoes pre-application discussions that our client had where it was stated that Wandleys Lane was not a suitable vehicular access point.

Highways England has also raised concerns over the proposals and their impact upon the efficient operation of the A27.

Paragraph 32 of the NPPF states that safe and suitable access to the site needs to be achieved. Paragraph 32 goes on to state that development should be refused on transport grounds where the residual cumulative impacts of development are severe.

Improvements to the access require significant hedgerow / tree removal in order to widen the lane, which do not align with the ecological and amenity requirements of retaining such vegetation along Wandleys Lane. Without significantly increased hedgerow / tree removal, it cannot be considered that the proposed access into the site is safe and suitable in the context of Paragraph 32 of the Framework.

The transport assessment also does not recognise the identification of Wandleys Lane as a local equestrian route within the Made Walberton Neighbourhood Plan. The significant increase in traffic flow and vehicles entering / leaving the access route would provide major disruption along this single access track.

All of the above issues from a highways perspective are considered to result in a residual cumulative impact on local highways and would cause major disruption to Wandleys Lane and the wider road network.

Therefore the scheme does not conform with Paragraph 32 of the Framework and would have a major adverse impact on the local environment, resulting in a significantly unsustainable development.

Summary

The following summary is therefore provided in respect of our objection to this planning application:

- The site is not allocated within any adopted or emerging planning policy documents for residential development, even though a range of sustainability appraisals have been carried out by the Council to inform their emerging Local Plan;
- The scheme therefore conflicts with the Made Walberton Neighbourhood Plan, the adopted Arun DC Local Plan and the emerging Arun Local Plan;
- It is acknowledged that the Council is unable to demonstrate a five year supply of deliverable housing sites, with the most recent estimates suggesting that Arun can only demonstrate 1.9 years' worth of supply;
- Therefore it is appreciated that policies within Arun DC's Development Plan should only be afforded weight where they comply with the NPPF;
- Due to the lack of five year housing land supply, Paragraph 49 of the NPPF is therefore engaged, whereby applications should be considered in the context of the presumption in favour of sustainable development, engaging Paragraph 14;
- Whilst there would be minor benefits from an economic perspective, we consider there to be major issues with the scheme from an environmental perspective, principally relating to transport and highways and the impact the scheme would have on the identified landscape of the villages in this part of the District;
- The established built pattern of development in this part of the District comprises higher density residential development around the villages, alongside linear development along the rural routes connecting these settlements. This scheme would erode and disrupt this established pattern by introducing an isolated housing estate which is not part of the established village;
- Pre-application engagement on land east of Fontwell Avenue identified major concerns with the principle of introducing a vehicular access from Wandleys Lane, hence why this route into the scheme is solely for pedestrians / cyclists;
- There are major reservations over the ability to make the necessary improvements to the access including the quantum of vegetation that would need to be removed to improve the visibility splays;
- It is considered that there are residual cumulative impacts in the context of Paragraph 32 of the Framework and therefore we believe that planning permission should be refused.

There have been substantial concerns raised by statutory consultees as to the acceptability of these proposals in relation to access and highways impacts and we therefore agree that the cumulative impacts mean that the application should be refused.

If you have any queries about the content of this objection, please do not hesitate to get in touch.

Yours sincerely



Mike Holloway MRTPI – Associate Partner
Planning

