

Karen Parsons

From: Richard Temple
Sent: 24 January 2018 17:46
To: Karen Parsons
Subject: FW: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell
Attachments: RE: Planning Consultation Greenspace & affordable housing on: WA/73/17/OUT

Hi Karen,

Can an EOT be agreed until Feb 9th 2018 please?

Thank you

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
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Save the environment - think before you print.

From: Richard Temple
Sent: 24 January 2018 16:19
To: 'Ben Daines'; Huw James
Cc: Juan Baeza; Alice Brighton
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Daines,

Thank you for the email.

Satisfied to agree the EOT until Friday 9th February 2018 at the moment. However, this is not long enough to have the S106 finalised. And how do we know we will have had a further consultation response from Highways England (HE) by then?

If we were to recommend approval we'd need an EOT until April 13th 2018 for the application to be heard at DC committee on 11th April 2018. I do not think it is likely we could get the application cleared to March 14th committee (with an S106 agreed) by 20th February 2018 (officer report closing date).

S016 progress

I am to update legal with the Greenspace requirements you sent us after I'd sent initial instructions to Legal. Are you happy with the recommendations of WSCC regarding highways contributions uploaded 23/01/2018 to Arun District Council's website? I will also need to update legal on the WSCC contributions and HE if agreed and if no objection is agreed by HE.

Furthermore, I'm waiting for confirmation of the affordable housing provision from yourselves in line with Housing Strategy and Enabling Officer comments. See email attached.

Appeal decisions

Thanks for the appeal decisions. We are aware of these (they are sites in Arun District). They do not change our stance on the development in terms of our recommendation.

Police contributions

The details of the police contribution are on our website, we will be seeking a contribution to police services. Please see the letter dated 17th November 2017 from Andrew Taylor. Policing is considered 'infrastructure and service' for the purposes of emerging policy INF 5P1, saved and 'infrastructure, service or amenity provision' for the purposes of saved policy GEN8. The contribution total is £25,474.55.

Walberton NDP

Could you also address the concerns raised in the pre-app response letter regarding policy VE8 in the Walberton NDP?:-

Policy VE8 'Unlit village' status

Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

Reason: The Parish contains part of, and is adjacent to the remainder of, the South Downs National Park. It has a number of areas where light pollution is minimal and the full night sky can be seen.

Extract from pre-app letter:-

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape. Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. The Walberton NP policy VE8 does not support proposals that detract from the unlit environments of the Parish. This is considered to be an unlit environment and the comments of the Council's environmental health officers will be sought in this regard where the advice contained in national standards for light pollution will be incorporated into any decision.

It is not considered appropriate to address this matter at reserved matters stage or by condition. This policy is not considered 'out of date' as it is not a housing policy in accordance with the Written Ministerial Statement (WMS) made on 12th December 2016.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ben Daines
Sent: 24 January 2018 14:32
To: Richard Temple

Cc: Huw James; Neil Crowther; Juan Baeza; Alice Brighton
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

I would like to request a further Extension of Time for the planning application at Wandleys Lane until **Friday 9 February** to allow for Highways England to respond to Gary Heard's email of 11 January, and to allow time for completion of the draft s106 agreement. I would be grateful if you could confirm that this is acceptable.

Further to my email of 17 January, I write with reference to two recent appeals that have recently been allowed for residential development in Yapton, outside of the Built Up Area Boundary. These relate to a site at Burndell Road (APP/C3810/V/16/3158261), approved October 2017 by the Secretary of State, and a site off Ford Lane (APP/C3810/W/17/3170059), allowed on 15 January 2018. I am raising these appeal decisions as I consider that they are of direct relevance to decisions made by the Council on residential proposals including the current planning application at Wandleys Lane.

Sustainability

Para 10 of the appeal decision for Ford Lane shows that the site has a number of parallels with Wandleys Lane in that it is in a sustainable location (both Yapton and Fontwell are considered sustainable in the Council's emerging Plan), it would not cause any significant harm to the landscape or to biodiversity, the loss of the countryside was accepted for the district's housing needs to be met, and development could be well-integrated, legible and permeable by walking and cycling. With regard to the last point, the legibility and permeability by walking and cycling, is clearly enhanced at Wandleys Lane due to the previously mentioned road widening and footpath provision along Wandleys Lane (north of the site access) and the approval of the Dandara scheme (which offers further walking and cycling opportunities). The opportunities for sustainable forms of transport to and from the site are clearly recognised by WSCC Highways Authority who have now withdrawn their objection to the proposed development.

Severe Housing Shortage

Para 41 of the same appeal decision is also important in that it states that *'the Burndell Road Inspector noted that time was passing and there is a critical imperative to get the housing market moving within the district given the local situation and the national housing shortage.'* The Inspector goes on to note that the Secretary of State agreed with the Burndell Road Inspector's conclusions on this matter. It has been clearly shown through the Planning Statement submitted with the Wandleys Lane planning application and subsequent correspondence submitted by ECE Planning that the site can be made sustainable. This has now been accepted by WSCC and should also be recognised by Arun DC and therefore approved without delay in light of Arun's 'severe housing shortage' (para 45). Fundamentally, the Ford Lane Inspector stated at Para 41 that, *'The Burndell Road Inspector noted that time was passing and there is a critical imperative to get the housing market moving within the district given the local situation and the national housing shortage. She further noted that to delay until after the adoption of the emerging LP and allocations through a review of the YNP would seriously harm deliverability of housing locally, including affordable homes.'*

Weight of Adopted Local Plan, emerging Local Plan and Neighbourhood Plans

The appeal decision also makes clear that Policies GEN2, GEN3 of the Arun Local Plan and BB1 of the Yapton Neighbourhood Plan are out-of-date, and that 'the emerging Local Plan should be accorded only limited weight given its present stage on the road to adoption.' On this basis, the Walberton Neighbourhood Plan policies for the supply of housing (specifically policy HP1) would also be considered out-of-date and this is recognised both in the pre-application advice for the proposed development at Wandleys Lane and the committee report for residential development at Tye Lane (WA/44/17/OUT).

In light of the above, particularly in relation to the out-of-date nature of the development plan, the lack of weight given to the emerging Local Plan and the severe housing shortage within the District (in line with the view of the

Secretary of State and Planning Inspectors), the planning application at Wandleys Lane should be approved without delay.

Additionally, I would also be grateful for the Council's opinion on the Southern Water consultation response. We consider that there are not sufficient grounds to object but would request your agreement. Furthermore, can you confirm that the Council is satisfied that suitable conditions can be applied to surface water drainage (as recommended by the Council's drainage engineer)

Finally, I would appreciate some clarity on whether the Council will require, through the s106 agreement, for the development at Wandleys Lane to pay contributions to the police service. We note that such contributions do not appear to be required by existing or emerging Local Plan policy and we are aware of other local authorities that do not request such contributions.

Please let me know if you have any queries.

Kind Regards

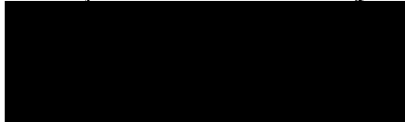
Ben Daines MRTPI
Senior Planner

ECE Planning

3 Significant Planning Approvals in the South Downs National Park --- click [here](#) to read more



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