

## Bronte Welham

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 24 April 2018 08:46  
**To:** Planning Scanning  
**Subject:** FW: Wandleys Farm WA/76/17/PL

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**From:** Ross Leal  
**Sent:** 23 April 2018 14:45  
**To:** Planning.Responses  
**Subject:** FW: Wandleys Farm WA/76/17/PL

Please upload to application - public.

Ross Leal, DipTP, MRTPI  
Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)  
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Susan Leeson [REDACTED]  
**Sent:** 18 April 2018 12:09  
**To:** Ross Leal  
**Subject:** Wandleys Farm WA/76/17/PL

Dear Ross

Further to our telephone conversation with reference to the recently refused application WA/73/17/OUT for 157 houses, I provide the following information.

Looking at the reasons for refusal:

Reason 1 the site is unsustainable – Land East of Wandleys Lane was considered by the HELAA reference NEWWA13 as not developable due to site access constraints, impacts on the Lidsey Catchment and too remote and not a sustainable location.

Reason 2 The proposed highway upgrading of Wandleys Lane would have an unacceptable urbanising effect.

Reason 3 the lighting levels will detract from the existing unlit nature of the area.

### Wandleys Farm

In this case, the site is being considered for a rural housing exceptions site policy H SP3 (a) *The site is located within a parish with an identified level of housing need following the undertaking of a Local Housing Needs Survey and will contribute towards meeting that identified need.* The application is in accordance with this policy and the evidence was submitted with the application. The Housing Strategy

and Enabling Officer has supported the application in that he states *“shared ownership housing is acceptable on a rural exception site and the need for the affordable housing has been identified in the housing survey and is in accordance with policy”*.

The site is close to Walberton village and to bus stops in Arundel Road for a bus service that runs through the village. The proposal is only for an additional 5 houses. The site is only 1.3 miles from the village centre. The site is well related to existing residential development in that it is a small site with housing development on either side. It is not an isolated rural site. The additional 5 houses would not have any significant impacts on the Lidsey catchment. No objections have been raised by Southern Water or the Drainage Engineers.

The proposal does not result in any significant highway improvements that would result in an unacceptable urbanising effect. The only proposal is for 2 new accesses, which do not alter the character of the lane. County Highways have raised no objections.

As stated above, the site is adjacent to existing housing, is small scale and will not result in lighting levels that would detract from the existing unlit nature of the area.

The Parish Council have raised an objection given that the Inspector removed affordable housing policy from the Neighbourhood Plan, however, they did not raise objections when the scheme was presented to them and they have commented that they would be willing to consider the site in the NP review.

The site is close to Barnfield House, where outline permission was granted for 22 houses (ref WA/23/17/OUT) and the site considered to be in a sustainable location, therefore the application site should be so considered to be sustainable.

This application is different from the refused application in that it is in accordance with policy, it is supported by the Housing Officer and is not of the scale of the refused application, which has far more impact on the local community and countryside location. It is therefore considered that the application should be recommended for approval and I hope that you agree and will recommend that the application is presented to the May committee.

Should you require any further information, please do not hesitate to contact me.

Best regards  
Susan

SUSAN LEESON BSc, M.Phil  
**ASSOCIATE**



Please note my working days are Tuesday, Wednesday and Thursday



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