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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 11 September 2026 08:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/85/26/DOC – Objection regarding Condition 4

Please upload below as rep letter for WA/85/26/DOC

Thanks

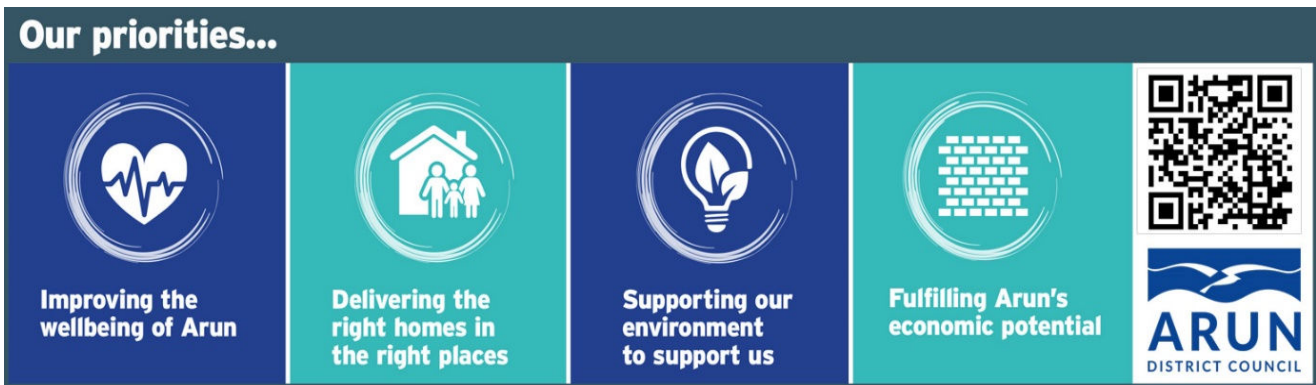
Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942
E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Residents of Walberton - RoW [REDACTED]
Sent: 11 September 2026 01:25
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: WA/85/26/DOC – Objection regarding Condition 4

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Dear Officer Willard,

Further to our earlier correspondence, please treat this email as my objection regarding the proposed discharge of **Condition 4** under **WA/85/26/DOC** and ask for it to be added to the portal.

I do not consider that the information presently submitted provides a sufficiently clear and complete basis for Condition 4 to be discharged in full.

Condition 4 requires at least 10% of the energy supply of “**the development**” to be secured from decentralised, renewable or low-carbon sources, together with **details and a timetable of how this is to be achieved, including details of physical works on site.**

I recognise that the Resolution Energy Statement reports a contribution substantially exceeding the 10% threshold. I am not suggesting that the proposed technologies are incapable of achieving that threshold. My concern is whether the submitted evidence actually relates accurately to the approved development and supplies the details expressly required by the condition.

1. The “site wide” calculation does not correspond with the approved residential accommodation schedule

The Resolution Energy Statement models six representative dwelling types and extrapolates those results across all 48 dwellings.

However, the resulting dwelling mix does not correspond with that approved under WA/52/24/RES.

The approved development comprises:

6 × 1-bedroom dwellings
20 × 2-bedroom dwellings
14 × 3-bedroom dwellings
8 × 4-bedroom dwellings.

The Resolution Energy table instead represents:

4 × 1-bedroom dwellings
22 × 2-bedroom dwellings
14 × 3-bedroom dwellings
8 × 4-bedroom dwellings.

For example, four first-floor flats are represented using Plot 15 as 2B3P units, whereas only Plots 3 and 15 are approved as 2B3P first-floor flats. Plots 4 and 16 are approved as 1B2P units.

There are also significant variations within the house types represented by individual sample plots. Four-bedroom and three-bedroom units of materially different forms and floor areas are treated as identical representative types.

I do not suggest that representative SAP modelling is inherently inappropriate. However, the submitted material does not explain why these particular representative models and weightings accurately reproduce the approved development, particularly when the resulting bedroom mix itself differs.

2. The dental/doctors' surgery is not included

Condition 4 applies to the energy supply of **“the development”**. The permission comprises 48 dwellings and a dental/doctors' surgery.

WA/85/26/DOC is expressly not identified on the application form as seeking only partial discharge of the condition.

The Resolution Energy assessment nevertheless addresses the 48 residential dwellings only. **No energy assessment of the approved surgery has been identified.**

I recognise that Condition 32 provides a mechanism through which the surgery site may ultimately revert to open space. However, the Reserved Matters decision approved a proposed marketing strategy; it did not itself establish that the marketing process had failed and that the surgery had ceased to form part of the development. Condition 32 also requires any resulting open-space scheme to be separately submitted to and approved by the LPA.

No evidence submitted under WA/85/26/DOC identifies such an approval.

Accordingly, either the energy assessment should address the whole development presently authorised or the scope of the C4 approval should be expressly limited to an identified phase/part of the development.

3. The underlying “As Designed SAP Calculations” are not apparent

The application form describes the C4 submission as “**As Designed SAP Calculations**”, and Resolution Energy states that such calculations have been undertaken.

However, the published submission appears to contain only a summary table rather than the underlying SAP outputs for the six representative plots.

Given the discrepancies between the representative dwelling mix and the approved accommodation schedule, I would be grateful if ADC could confirm that the underlying calculations relied upon are actually before the authority and form part of the information being assessed.

4. Details of physical works remain unresolved

Condition 4 expressly requires details of the physical works.

The Energy Statement proposes ASHPs, heat-pump hot-water systems and three photovoltaic panels to each dwelling. However, final equipment selection remains subject to later detailed design, heat-loss calculations, M&E design and MCS calculations.

No plot-specific PV drawings appear to show where the proposed panels are to be installed on the individually approved roof forms under WA/52/24/RES.

I am not suggesting that photovoltaic panels cannot be introduced under Condition 4. Rather, the issue is what precise physical works ADC is being asked to approve now and whether those works are sufficiently defined for the development subsequently to be implemented “**in accordance with the approved details**” as required by the condition.

If those details are instead intended to be resolved through the forthcoming NMA, they are not presently before the authority.

5. Timetable

The Energy Statement describes general sequencing — heat pumps towards later construction stages, PV following roof completion and commissioning before occupation — but does not appear to identify a defined development phase, programme or other specific timetable.

I would therefore ask ADC to satisfy itself that this fulfils the separate express requirement within Condition 4 for a “**timetable**”, rather than simply a general construction sequence.

6. Current national policy

I also note that the August 2026 NPPF is now a material consideration in decision-making. To the extent relevant to this DOC, the current design policies reinforce the importance of clear and accurate plans where planning conditions govern physical design works.

This appears particularly relevant where new PV arrays are proposed across the development but their detailed relationship with the approved roof plans has not been identified.

For clarity, I am not asking ADC to conclude that the proposed energy strategy cannot achieve the required 10%.

I am asking that Condition 4 is **not discharged in full until ADC is satisfied that the calculation relates accurately to the development currently approved, that the surgery has either been included or properly excluded from the scope of the discharge, that the evidence relied upon is available and auditable, and that the required physical works and timetable have been sufficiently defined.**

Many thanks,

Martin Downes