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5th November 2021

Walberton Parish Council  
WPC Parish Office  
The Recreation Ground  
The Street  
Walberton  
BN18 0JP

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: WA/93/21/PL  
Site Address: Land adjacent to Oak Bank Wandleys Lane Walberton BN18 0QR  
Description of works: New detached dwelling & detached garage. This site is in CIL Zone 3 & is CIL Liable as new dwelling. This application is a departure from the Development Plan.

Thank you for your internet representation made on 3rd November 2021 which has been recorded as an objection with the comments as follows:

OWQC41598

Planning Application WA/93/21/PL, Land adjacent to Oak Bank Wandleys Lane Walberton BN18 0QR  
Walberton Parish Council wishes to object to this application. We have a number of concerns:

We note the receipt of comprehensive pre-planning advice from Arun District Council suggesting that the application would likely be rejected should a number of features not be addressed. The documents provided are very limited in scope, but we are unable to identify resolution of the noted problems.

o There is a request for a statement supporting the design principles and referencing the Arun Design Guide in order to satisfy Arun Policies D DM1, D SP1 and Walberton Neighbourhood Plan policy HP13. None is present.

We note that the pre-application recommendation is that one section of the dwelling by the site boundary be single storey.

o An electric car charging point is recommended, as per Arun Parking Standards SPD for dwellings of this type with off-street parking permission.

The proposed double-bay garage is smaller than the recommended size for this type of structure as stated in the Manual for Streets.

o There are several trees on the site, some of which are covered by Tree Preservation Orders. Although advised, we cannot locate a tree constraints plan or an arboricultural impact assessment. This does not fulfil the requirements of Arun Policies ENV DM4 or D DM1(7). Walberton Neighbourhood Plan Policy VE3 requires that it can be demonstrated that trees or hedgerows contributing to local amenity will not be damaged or destroyed.

o All new residential development is required to demonstrate energy efficiency measures and renewable or low-carbon systems (Arun Policy ECC SP2). We see no evidence of this in the current application.

o There is no description of how biodiversity net gain will be achieved, which is required to satisfy Arun Policy ENV DM5. We note the importance of Wandleys Lane as a biodiversity corridor and its particular importance to Barbastelle bats (Walberton Policy VE10 2020)

o We see insufficient evidence in the application to satisfy Arun Policy W DM3 and Walberton Policy VE7 concerning Sustainable Urban Drainage Systems and surface water management measures to reduce the risk of flooding.

The site is not included in the Walberton Neighbourhood plan and is outside the Built-up Area Boundary.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**

<https://www1.arun.gov.uk/planning-application-finder>