

Paul Fisher
Gracelands Farmhouse
Arundel Road, Walberton
BN18 0QP



5th June, 2026

Planning Services
Arun District Council Civic Centre,
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Re: OBJECTION to planning application WA/33/26/PL

Construction of a single dwelling, with garage outbuilding and associated works
–The Greenway, West Walberton Lane, Walberton, BN18 0QS

Dear Case Officer,

I write to OBJECT to the above application. I am a neighbour with direct knowledge of the planning history of this site, including the loss of mature trees that took place prior to this application. My objection is set out under the headings below. I respectfully request that this objection, and the supporting evidence I refer to, are placed on the public planning file as material considerations

- 1. This site is NOT in the current, valid Walberton Neighbourhood Development Plan, (NDP 2) for new housing.** Selected areas and sites have been carefully chosen and approved by the whole Parish (91% turnout positive vote), and is a made plan as part of the current Arun DC Local Plan. This site is NOT in the Arun DC Local Plan. It is in conflict with the development plan on several grounds e,g, outside BUAB, and several others that will be discussed in paragraphs 2 to 7 below
- 2. This site is outside the Built Up Area Boundary (BUAB), so the site also conflicts with the Walberton Neighbourhood Plan 2 on HP1 / countryside policies, which “actively resists the development of new dwellings in the countryside outside of these boundaries”. NPPF para 14 also says a conflict with a recent Neighbourhood Plan is “a matter of considerable importance and likely to be decisive”.**

The applicant’s pre-application advice (PAA/55/25) from the Arun planning officer has already concluded that the principle of development here is in conflict with the Development Plan, and that “the limited benefits of one additional dwelling would not outweigh the adverse impacts”.

3. The applicant claims a 'tilted balance', this is not a valid claim as his agent Smith Simmons themselves admit, the 'tilted balance' is not engaged as the Walberton NDP (Neighbourhood Plan 2) is less than five years old – so NPPF para 14 protects it. NPPF para 14 also says a conflict with a recent Neighbourhood Plan is “a matter of considerable importance and likely to be decisive”.
4. Visibility splays cannot be provided at the new access – as the agent admits themselves in writing (in the 'Statement' dated 30/04/26 from Anita Gardner at Smith Simmons. The exact wording is that “visibility from the site access is not achievable within the public highway or land under the control of the applicant“ For safety, WSCC Highways which is a statutory consultant should be made aware of this, as the submitted splay plans appear less than clear.

It is also noteworthy that the actual width of the access drive is at absolute maximum with removal of all trees, 15 feet, between Gracelands Farm and Daffodil Gardens. Several trees have already been cut down along this access route in preparation for this application, separate to the damage on the build area. please see item 7. below for further details. The application arboricultural report states “no trees are to be removed”. However, trees have been removed, before the application, within the main site and recently along the access strip.

5. TPO trees and pre-application tree felling.. Two trees are on the site with TPO's - TPO/WA/2/19 (two pedunculate oaks on this site) and multiple trees are also through Daffodil Gardens, immediately west of the proposed access track). The arboricultural report says no trees are to be removed, and the access route would use a no-dig specification. This is likely to be infeasible, as the root protection areas of mature oaks are substantial and the proposed access track widening could affect them.

It is highly note worthy that there has already been considerable tree felling to clear this site for this development.

HERE IS A VIDEO OF THE SITE BEING FELLED: Please consider this video part of this objection: [REDACTED]

Please see below the exact wording copied from a response on 30/04/2024 by Forestry Commission to a complaint made by a neighbour following the felling of eleven 150-year old oaks, with 32 trees felled in total.

Copy begins:

From: “Farrow, Dominic” [REDACTED]
Subject: RE: Report of tree felling AIF 4992 Land behind West Walberton Lane
Date: 30 April 2024 at 11:33:39 BST

We did investigate this site. There were 32 felled trees including a number of 150+ year old oaks, and ground flora indicative of ancient woodland like butchers broom, primrose and bluebell suggesting the mature oaks and the wider woodland block they extend into were remnants of ancient woodland.

Unfortunately the plot is demonstrably historically enclosed, fenced with brickwork, a gate, driveway and fresh water supply which classifies it as a garden – these are not features of woodland. It is also included on land registry as garden and we have received visual evidence from the owners

of it's maintenance as a garden. Under the Forestry Act. Gardens are exempt from licensing as not representing woodland. What constitutes a "garden" can sometimes be hard to define in such situations but in this instance it is quite clear from a legal perspective, even though the mature oaks pre-dated the enclosure of the property. When we visited we accessed over fence through a neighbouring property with exactly the same mature oak, within mown pasture, that despite pre-dating the property, they too would be entitled to fell without licence.

Disappointingly there is nothing we can do to take this case forward, apologies. There are several trees TPO'd by the local authority on site that have been retained. I am confused why only those trees and not the felled trees were individually TPO'd instead of all of them, which was the way to have protected these trees along with the rest of the garden lots under the Town and Country Planning Act.

Kind regards

Dominic Farrow (he/him)
Field Manager (Surrey and London)
Forestry Commission England
Bucks Horn Oak 1 Farnham 1 Surrey 1 GU10 4LS

www.gov.uk/forestrycommission

Copy Ends

HERE IS A VIDEO OF THE SITE BEING FELLED :

5. (continued) So it is quite clear that this site has been cleared of mature 150+ year old oaks and other trees (32 total per Forestry Commission) and ground flora indicative of Ancient Woodland, specifically for this application to build a three storey, six bedroom house including additional outbuildings. The remains of the trunks of a number of the oaks are still stacked on site at date, 24/5/26, for inspection. If these are removed, neighbours have photographs of the stacks, and also photographs and video of the felling and destruction of the trees over a 2-day weekend, and a distressing video of the trees actually falling one by one.

The stumps were subsequently removed within the last several months, by excavator, while the site was owned by the applicant. None of this ecologically damaging activity has been disclosed in the application.

Further, the applicant's Ecology Report (Preliminary Ecology Appraisal, by The Ecology Co-op, Lynn Spencer, 23 February 2026) contains direct documentary evidence of the felling.

Section 3.1: *"Images from Google Earth show that there were scattered trees present within the site up until 2023"*

Section 3.2: *"Some felled trees and a pile of brash were present in the northern area of the site."*

The report includes photographs, with Photograph 2 literally captioned “Felled trees” and Photograph 1 showing “Modified grassland with brash pile.” (note: photographs dated January 2026)

6. **Ecology Report:** The applicant’s own ecology report (Preliminary Ecology Appraisal, by The Ecology Co-op, Lynn Spencer, 23 February 2026) contains direct documentary evidence of the felling, stating:

Section 3.1: *“Images from Google Earth show that there were scattered trees present within the site up until 2023”*

Section 3.2: *“Some felled trees and a pile of brash were present in the northern area of the site.”*

The report includes photographs, with Photograph 2 literally captioned “Felled trees” and Photograph 1 showing “Modified grassland with brash pile.” (note: photographs dated January 2026).

The report also notes:

- An area of priority habitat (deciduous woodland) lies immediately adjacent to the east of the site
- Three granted European Protection Species licences for dormice within 1km, the closest 100m north-west
- The site has moderate value for foraging and commuting bats
- The site has potential for nesting bird, dormice (adjacent woodland), and hedgehogs.

The ecologist’s closing warning at Section 6 is crucial:

“It is important that no habitat clearance or other site preparation work should be undertaken until planning permission has been granted and all relevant protections for habitats of importance and protected species have been detailed and implemented.

“Please be advised that any work to remove or modify habitats outside of typical management may undermine a future planning application”.

This sentence is the ecologist describing exactly what has been done on this site, and the consequences for this future planning application. It has “undermined a future planning application” by the deliberate ecological damage.

7. **The biodiversity declarations on the application form don’t match the ecology report.**

On the planning form, the applicant has ticked “No” for all three biodiversity questions, claiming :

- 1) no protected species impact
- 2) no designated sites/important habitats impact
- 3) no geological impact

but their own ecology report says the site has:

- Priority habitat deciduous woodland immediately adjacent
- Moderate bat value, nesting bird potential, 3 areas of European protected dormice (closest 100m)
- A brash pile that could shelter great crested newts, reptiles, and hedgehogs

So at the very least, the declaration should say YES, protected dormice possible impact, and YES, priority woodland habitats impact. **The application form as completed is incorrect and arguably misleading.**

8. Self build BNG exemption (BNG - Biodiversity Net Gain). This exemption from a 10% ecology uplift as a result of the build is valid for people who are building their own home on a site limited to a maximum of 5000m. However, [Land Use Policy Team](#), 22 January 2024 - [Biodiversity net gain](#), (Gov.UK) says “If any priority habitat within the red line boundary of the development is impacted, the exemption will not apply and all habitats will be subject to BNG”. After the destruction of this site in preparation for the development (see comments from Forestry Commission Field Manager after investigation of the site in 2024 “**There were 32 felled trees including a number of 150+ year old oaks, and ground flora indicative of ancient woodland like butchers broom, primrose and bluebell suggesting the mature oaks and the wider woodland block they extend into were remnants of ancient woodland**”), and the warning from the author of the applicant’s own Ecology Report warning (“ **that any work to remove or modify habitats outside of typical management may undermine a future planning application**”, it is hard to see how this application could be considered exempt from BNG net gain requirement, and equally difficult to derive a baseline calculation from a site that has been so fully abused and damaged. I would therefore ask the Council to require evidence that the self-build definition under section 1(A1) of the Self-build and Custom Housebuilding Act 2015 for exemption is genuinely met.

9. This proposal is for a 3-storey house accommodation, with a cross-gable roof (three H-ridges viewed from above.)

The South Elevation: This shows three stories of living areas, with a high ridged roof above the third floor for placement of solar panels (9 shown). There are also balconies on second and third floors of South elevation, with Solar panels above that, to a height approaching a four storey building. This high structure will tower above the rest of the street scene of exclusively 2-storey houses, as at Gracelands Farmhouse, the most immediate neighbour, all the houses in Daffodil Gardens, Abbeylands, Little Burndell, Pencil Rough Cottage, Clearsprings Farm, Foxwoods, Woodacre, and more. This high structure is higher than the few remaining shrubs and boundary growthy, following the destruction of the trees that covered this entire site (see video: **HERE IS A VIDEO OF THE SITE BEING FELLED :**

 So this extreme height for a single house will be visible from significant distance, and cause major privacy issues, made worse by balconies at every level, including the third floor.

The North Elevation: Again a three storey living space with windows at all levels. The same problem of significant towering height, visible from the whole 2-storey street scene. Specific problems for Gracelands Farmhouse would be the loss of privacy due to the proposed North facing four windows on the proposed third floor which would look directly into the second-floor bedrooms of the south-facing Gracelands Farmhouse.

East Elevation and West Elevation.

10. Conclusions

This application asks the Council :

- to permit a substantial new dwelling of 3~4 stories overlooking in a 2 story neighbourhood,
- in the countryside outside the built up area,
- in conflict with the recent Walberton Neighbourhood Plan,
- on the basis of a substandard access that cannot achieve safe visibility,
- supported by an ecological assessment that omits the documented deliberate destruction and loss of veteran trees and ancient woodland remnants on the very land proposed for development,
- after a warning by their own ecologist that this action may undermine a future planning application.
- and against pre-application advice that says **‘The modest benefit of a single self-build dwelling does not outweigh these harms’**.

For all the reasons set out in all section above, including that this application is contrary to the development plan and to the NPPF, I respectfully ask that it be refused.

I would be grateful if you could please confirm receipt of this objection and it's addition to the public file. I have agreement with the originator of photographic and video evidence in my possession of the tree clearance, and the Forestry Commission correspondence, to be made available to the Council and to relevant consultees if requested.

Yours faithfully

Dr Paul Conway Fisher

Gracelands Farmhouse, Arundel Road, Walberton BN18 0QP

[REDACTED]

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 June 2026 09:01
To: Planning Scanning
Subject: FW: Objection to planning application WA-33-26-PL
Attachments: Objection letter to WA-33-26-PL.docx

[REDACTED]
[REDACTED]
[REDACTED]

Daun Johnson
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 15 June 2026 08:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Objection to planning application WA-33-26-PL

Breezie Allwright

Planner Degree Apprentice, Planning Department

T: 01903737889

E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



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From: [REDACTED]
Sent: 15 June 2026 01:16
To: Planning <Planning@arun.gov.uk>
Subject: Objection to planning application WA-33-26-PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please find attached letter of **Objection** to this application

Thank you

Dr Paul Conway Fisher

[REDACTED]
[REDACTED]