

From: Elaine Walby on behalf of Planning.Responses
Sent: 09 June 2026 15:19
To: Planning Scanning
Subject: FW: Planning Application WA/33/26/PL

PL- Rep

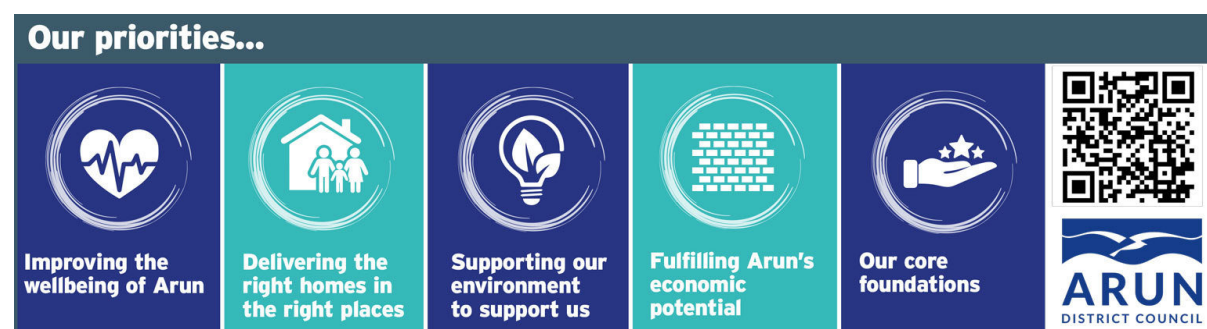
Please redact

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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 08 June 2026 12:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Planning Application WA/33/26/PL

Breezie Allwright

Planner Degree Apprentice, Planning Department

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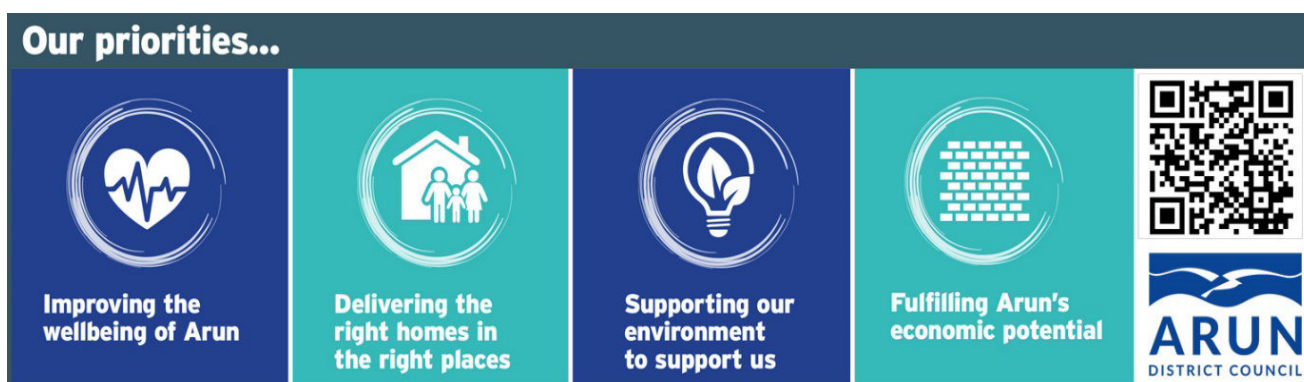
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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: Emma Hardy [REDACTED]
Sent: 06 June 2026 15:00
To: Planning <Planning@arun.gov.uk>
Cc: Chris Hardy <[REDACTED]>
Subject: Planning Application WA/33/26/PL

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Objection to Planning Application WA/33/26/PL

To: Arun District Council Planning Department

Re: The Greenway, West Walberton Lane, Walberton BN18 0QS – Construction of a self-build/custom-build single dwelling, garage outbuilding and associated works

Dear Sir/Madam,

I wish to object to Planning Application WA/33/26/PL. Having reviewed the application documents and consultation responses, I am concerned that the proposal has not demonstrated a safe, lawful and environmentally acceptable access and drainage arrangement.

Main grounds of objection:

1. Access, visibility splays and land outside the applicant's control

The proposal appears to rely on a long, narrow rear access from Arundel Road which is currently unsurfaced and constrained. The submitted material indicates that the scheme would require widening, resurfacing and visibility splays, but it is not clear that all of the land needed for those works is within the applicant's ownership or control or within the publicly maintained highway. In the absence of clear plans showing the full extent of the red-line boundary, any third-party land and the visibility splay geometry, the access strategy has not been adequately demonstrated as legally or practically deliverable.

2. Harm to protected and off-site trees

The arboricultural material identifies significant tree constraints, including protected trees and trees on neighbouring land. The proposed access and construction route appear to pass through Root Protection Areas, and the submitted documents do not convincingly show that access works, no-dig construction, drainage works and future maintenance can be carried out without unacceptable harm to those trees or their rooting environment. This is a fundamental constraint and should be resolved before any permission is granted.

3. Ownership, red-line boundary and deliverability

The application appears to depend on land and works beyond the obvious residential plot, including access improvements, drainage, tree protection and long-term maintenance. If any of these areas fall outside the applicant's legal control, then the ownership information and application boundary may be incomplete or inaccurate. Until the Council is provided with precise and reliable plans confirming control of all land required, the application should not be treated as fully compliant or deliverable.

4. Flooding, drainage and conflict with tree protection

I note that Arun District Council's Drainage Engineer has objected to the application because the submitted drainage strategy conflicts with existing tree Root Protection Areas and does not yet demonstrate compliance with the relevant sustainable drainage standards. This is a material issue. If the permeable driveway, drainage installations and tree protection measures cannot all be accommodated together, then the scheme has not been properly resolved and should not be approved on the basis that details can be fixed later by condition.

For these reasons, I respectfully ask Arun District Council to refuse Planning Application WA/33/26/PL unless and until the applicant provides clear and convincing evidence that the access, drainage, tree protection and long-term maintenance arrangements are lawful, feasible and would avoid unacceptable harm.

Kind regards,

Christopher and Emma Hardy

6 Daffodil Gardens,
Walberton,
BN18 0XQ