



WALBERTON PARISH COUNCIL

INCLUDING FONTWELL AND BINSTED

Parish Council Office, The Pavilion, The Street,

Walberton, Arundel, West Sussex, BN18 0PJ

www.walberton-pc.gov.uk

Planning application WA/50/20/RES

Walberton Parish Council would like to register an OBJECTION to this application for the following reasons.

We refer to the report produced by Arun District Council's Officers regarding the previous reserved matters on this site, WA7/19/RES, recommending refusal of permission as the application was found to be in conflict with Arun's Local Plan Policies ENV DM4, ENV DM5, D SP1 and D DM1 and the Walberton Parish Neighbourhood Plan Policies VE3, HP11 and HP13.

We note that the revised application contains plans with no change in site layout and only minor alterations to the buildings (rooflights instead of dormer windows). There has been additional arboricultural and ecological survey work performed.

Arun Local Plan Policies

- Policy ENV DM4 – Protection of Trees.
 - a. A number of trees are still marked for removal from this site. The ecological survey refers to more mitigation being required for the loss of woodland, but nothing has been proposed so far.
 - b. Removal of trees on the boundary with the neighbouring property reduces the privacy of that property.
- Policy ENV DM5 – Development and Biodiversity
 - a. The dormouse survey will not be complete until at least November. We cannot be satisfied until this survey is complete, but comments are required before this date.
 - b. Issues have been noted regarding loss of habitat due to shrub removal.
 - c. Bats are present within the existing property and require suitable protection. We are concerned that the mitigations proposed during development are inadequate.
 - d. The ecological appraisal states, "further mitigation for the loss of woodland ... and a bat roost will be required, with the extent of such mitigation pending the results of the Phase 2 surveys." As such, we are unsatisfied at this time with the proposed mitigations.
- Policy D SP1 – Design

- a. The only change is dormer windows becoming rooflights. The overly formal layout of the site was criticised in the report and has not changed.
 - b. The loss of vegetation between plot 6 and the neighbouring property worsens the intrusion of the overlooking windows of plot 6.
- Policy D DM1 Aspects of form and design quality
 - a. Section 7, Trees and Woodland, states, “All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals”
 - b. Significant reduction in existing planting is still proposed.

Walberton Neighbourhood Plan Policies

- Policy VE3 Protection of Trees and Hedgerows
 - The significant loss of trees and shrubs still conflicts with this policy.
- Policy HP11 Housing Density
 - There is no change in density proposed in the new plans, so they remain in conflict with this policy.
- Policy HP13 Design Guidance
 - There is minimal change to design proposed, so the plans remain in conflict with this policy.

In summary, we continue to object to the application as the issues raised by the Arun District Council Officers concerning the previous application have not been addressed.

Planning Committee
Walberton Parish Council.