

19th August 2026

Dr Paul Fisher
Pencil Rough Cottage, Gracelands Farm
Arundel Road
Walberton
BN18 0QP

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/68/26/PL
Site Address: The Greenway West Walberton Lane Walberton BN18 0QS
Description of works: Construction of a self-build/custom build single dwelling, with garage outbuilding and associated works. This is a departure from the local development plan and is in CIL Zone 3 and is CIL liable as a new dwelling.

Thank you for your internet representation made on 18th August 2026 which has been recorded as an objection with the comments as follows:

OWPC86005

OBJECTION TO APPLICATION WA/68/26/PL

I object in the strongest possible terms to application WA/68/26/PL for a new dwelling at The Greenway. The application must be refused on the following grounds:

Manufactured Planning Baseline: The layout maps present the site as an unconstrained, empty clearing. This state was achieved through an aggressive clear-cut of mature trees- including 8 substantial native oaks - carried out in December 2023 immediately prior to selling the property. Local planning authorities must not reward deliberate environmental degradation or accept a manufactured baseline.

Breach of the Forestry Act 1967: Volumetric calculations tracking the tree extraction confirm that roughly 1 0m of timber was felled. This directly violates the statutory 5m quarterly limit constituting a suspected illegal felling offence. High-definition, timestamped video evidence showing this destructive event has been logged directly with the Forestry Commission and the Arun Tree Officer.

Loss of Landscape Character: The removal of this mature tree canopy actively strips West Walberton Lane of its rural, verdant character, conflicting with core design principles and tree protection policies outlined within the Arun Local Plan.

Development consent should be withheld until the site's ecological history is investigated and rectified.

Yours sincerely,
Paul Fisher

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>.

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>