

WALBERTON PARISH COUNCIL

INCLUDING FONTWELL AND BINSTED

Parish Council Office, Recreation Ground, The Street, Walberton, Arundel,
West Sussex BN18 0PJ



Case Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

13 January 2015

Dear Sir/Madam

Re –

Planning Application WA/71/14/HH – Woodcroft, West Walberton Lane, Walberton
Detached annexe building

This Council has carefully considered the application above and does not wish to object or comment on it.

Planning Application WA/63/14/PL – Land To Rear Of Holly Tree Pub, The Street, Walberton
Single detached dwelling

This Council has carefully considered the application above and wishes to register an **objection**.

The Council notes that planning permission WA/66/11 (subsequently modified as WA/71/12) was approved by Arun District Council as an enabling development of six houses to safeguard the future of an important community asset, notably the Holly Tree pub, and to provide additional community benefit by way of Section 106 funding for a community building. This was judged by the Council to be an acceptable and carefully calibrated scheme that gave enough community benefit to justify its status as a rural exception site.

(The previous application WA/3/11 for nine houses and no funding for a community building was not judged to be well calibrated enough and was consequently refused by Arun District Council.)

- The plot for the proposed seventh house is a subdivision of the garden of the sixth house under the current permitted scheme, which is still outside the Built-Up Area Boundary. As such it is no different to any other application to build an additional dwelling in the garden of a house outside the Built-Up Area Boundary, all of which are resisted by this Council unless there is a compelling planning reason to make a site specific exception.
- The proposal for a seventh house is not an enabling development and it offers no community benefit, therefore there is no sound reason to make a further exception in this case, Until such time as, and if, the Built-Up Area Boundary changes, the best way to deal with such a proposal would have been through the emerging Walberton Neighbourhood Plan and not as an ad hoc application which is clearly a Departure from the Development Plan. The applicant to date has made no attempt for this plot to be included in a review of potential local sites.
- The addition of a seventh house would lead to an overly cramped form of development and would harm the street scene of the permitted scheme, which is generally arranged as an arc

of buildings around an open “village green” with views to the west and the TPO listed oak tree. The proposed house by virtue of its siting, height and mass would reduce this public open space to a virtual roundabout with little or no amenity value, and would urbanize an otherwise sympathetic village layout.

- The design and position of the seventh house with its steeply pitched roof and tall blank southerly gable end relates very poorly to the lower Holly Tree pub buildings immediately next to it and also to the setting of the Grade II Listed Holly Tree Cottage.
- The TPO oak tree has already had an application WA/53/14/T to reduce its crown refused and it has been identified as providing important visual amenity to the surrounding area. The construction of another house so close to it will inevitably increase the pressure in future years for it to be pruned and thus “unacceptably affect the form, health and vitality of this tree”.

(Contrary to Arun District Council’s Local Plan 2011-31 Publication Version Policy SD SP2, D SP1, D DM1, ENV DM4)

Yours faithfully



Ray Huskisson
Clerk to the Council