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Your Ref: OWPC21688
Our Ref: WA/7/19/RES
Please ask for:
Stuart Corbey

11th March 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 No. dwellings & 6 No. detached garages.
Lanes End West Walberton Lane Walberton

Thank you for your internet comments made on 11th March 2019 which has been recorded as **'an objection'** with the comments as follows:

Walberton Parish Council objection to WA/7/19/RES.

Although this was given outline planning, Arun councillors did express concern for woodland, drainage and design of 2.5 storey houses and hoped that these would be addressed at reserved matters stage.

The Applicant has stated that all mature trees on the boundary would be kept yet none of these trees are shown on the layout document in the application. This does question the accuracy of the layout plans within the application and/or the intention to remove trees before an appropriate survey has been completed.

The Consultant Arboriculturalist objected to this site on the basis that there has been no Arboricultural Impact Assessment & Tree Constraints Plan. They identified the need for further assessment due to the densely wooded nature of the neighbouring gardens and the trees around the periphery, including the impact to the root structure of on site and surrounding trees. Both the Case Officer in the report and Arun's Chief Planning Officer referred to this condition at the DCC meeting on 14/11/18. Before approval is given for this application there must be an appropriate arboreal assessment completed and considered. The Council has a duty under the NERC act and the recent NPPF that there should not be unnecessary removal of mature trees to conserve biodiversity. We specifically refer to the NPPF, Section 15 para 170 which states 'Planning policies and decisions should contribute to and enhance the natural and local environment by: (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'.

Section 12 para 130 of the NPPF states that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions,...'. The Council should ensure that, even though this development will significantly increase the density of the site, it should be designed with sympathy to the local character and landscape as Section 12 paragraph 127 states. The proposal for 6 homes of 2.5 storeys is out of character for the

locality which is predominantly bungalows and 2 storey homes, along both West Walberton Lane and Arundel Road. Lower ridge heights would be more in keeping with the locality.

Now that this application is at the reserved matters stage it is necessary to consider the impact of residential amenities for neighbouring site. There are concerns that tree felling will lead to lack of privacy for the immediate neighbours and the proposed houses are very close to the boundaries.

At the DCC meeting of the 14/11/18 the Chief Planning Officer suggested that further information should be sought with regards to the foul water drainage issues on the site. The Consultant Engineer advises that infiltration rates of surface water must be thoroughly investigated. This is particularly necessary for this site as there are grave local concerns that the increase to the impermeable percentage of the site will lead to increased run off which could, in turn, lead to flooding of the foul sewage system. Before these reserved matters are approved the Council has a responsibility to ensure that these figures are available for assessment and that the measures to alleviate the flooding threat are adequately met.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Neil Crowther
Group Head of Planning