

WALBERTON PARISH COUNCIL

Ref :- WA/7/19/RES – minor amendments

Walberton Parish Council wishes to record an Objection to the above planning application, based on the following comments:

General Comment on Layout

We question whether the Density of the Development complies with the standard for Development in a Rural Area.

It is clear from the latest Application that the buildings within the Development have been moved further south and the original small boxes for Units 3 to 5 now have full height extensions. In WA/26/18/OUT the Applicant also said "It is proposed the development be a gated development with the entrance gates set back from Arundel road to allow cars to pull off the road when entering. Properties one and two would be served with a double garage each and additional parking for up to three cars. Properties three to six would be served by a single garage each with additional parking for further three cars per dwelling" However in West Sussex Consultation doc of 21 November posted on Portal 22 November reference is now made to 6 Detached Garages 2 of which are at the rear of Units 4 and 5.

Unit 6

We question whether there is a privacy issue for the occupants of Woodland now that so much of the natural screening has been removed.

In the previous Application WA/26/18 /OUT Unit 6 ran from the rear wall of the garage of the property called Woodland on West Walberton Lane to the rear of its Conservatory and in the latest it shows it running from the front of the garage to front of the House and beyond.

For unit 6, there is a street elevation which shows the presence of windows in the loft area. The 'option on unit 6' plan shows no dormer windows. So there's a mistake somewhere? Both are dated 18/11.

As the Applicant has not provided an elevation drawing, we cannot comment on the lower windows.

Tree officer's report 9 Sept

It is a concern that the tree survey was done by the applicant and that its objectivity could be questionable.

We recommend that the applicants will need to employ the services of an independent Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same.

In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is

accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Conclusion

In summary, the principle of the scheme is acceptable however the applicant should be required to address the issues raised above provide further demonstration of the proposals in the form of floor plans (houses and garages).

Please ask the applicant for this additional information and re-consult.

Planning Committee
Walberton Parish Council