

# Comments for Planning Application 23/02758/FUL

## Application Summary

Application Number: 23/02758/FUL

Address: Land North Of 1 To 16 Sturt Avenue Camelsdale Linchmere West Sussex GU27 3SJ

Proposal: Erection of 9 no. dwellingshouses together with associated access, infrastructure, parking and landscaping.

Case Officer: Martin Mew

## Customer Details

Name: Mr Daren Keep

Address: 50 Marley Combe Road, Camelsdale, Linchmere Haslemere, West Sussex GU27 3SW

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The comments made by the Chichester Coast Protection and Land Drainage Officer provides a accurate insight into the true conditions on the site. The ground is pretty much a marshland and absorbs water helps avoid flooding elsewhere.

The arboriculturist report, appendix A, does not appear to include the true extent of the root protection zones for trees C15 at 9.9m and C16 at 11.4m. Once these are added to the plan the protection zone will extend across the whole road width. This results in the proposed drainage routes, shown in the drainage strategy, cut directly through the root protection zones for these trees. In addition, telecom, water supply and electrical supply services would need to pass directly through the root protection zones.

The drainage strategy indicates the need for on site attenuation, it wasn't clear from the information of the strategy and location.

The ecology report uses the term 'likely absence'. Unfortunately this does not confirm the absence of these species. It's a common term that can be used when it can't be stated there was unequivocally evidence, suggesting there is probably some evidence.

The soft landscape specification appears to be in contradiction of the weed control report. This could pose a significant risk of the spread of Japanese Knotweed.

In summary, the proposed use of the site and the technical information provided with the application does not appear to reflect the conditions and constraints of the site.

For the above reasons I object to the application.