



Walberton • Binsted • Fontwell
WALBERTON PARISH COUNCIL

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**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**
Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

www.walberton-pc.gov.uk

Re: Planning application WA/102/24/PL, Longacre The Street Walberton BN18 0PY

Walberton Parish Council **objects to** the above planning application.

This site is not one allocated for development as part of the current Walberton Neighbourhood Plan (WNP). Attention is drawn to the weight given by the NPPF to recently made Plans.

There are currently well-known issues within the Parish regarding drainage. This site is The local sewerage system is unable to cope with current levels of demand leading to incidents of sewage flooding along The Street. There are downstream adverse effects as well both to wildlife within the Rifes and human health from exposure to untreated sewage. Any increase in load on a system already overburdened cannot be supported. Risk from surface water entering the system would conflict with WNP policy VE7. We do not see a full drainage impact assessment for water entering the sewers, merely a statement that, “the impact on the foul water network shall be reduced by ensuring there is suitable capacity within the Southern Water foul sewer network.” This does not appear to satisfy the requirements of Arun Local Plan policy W DM1.

We note that, as the site is in an area of medium pluvial flood risk and high fluvial, groundwater and public sewer flood risk, mitigations such as sealing any new manhole covers and setting FFLs to 150mm above existing ground level are proposed. This will have no mitigating impact at all on other properties in the immediate area whose flood risk (such as that from sewage) will be increased.

Traffic along The Street will be increased as a result of the development by a predicted level of 27 daily two-way movements, according to the submitted Traffic Assessment. The

Parish Council is concerned regarding this increase in traffic. We note that, subsequent to the Traffic Assessment, there has been a further incident on The Street involving a vehicle and a pedestrian with serious injury requiring air ambulance attention (Tuesday 7th January). We resist increase in traffic as per WNP policy GA5.

The Council has not seen evidence to satisfy that WNP policy HP6 2020 is fulfilled, particularly regarding the section concerning energy efficiency. For example, no design presented shows solar panels of any form.

Should the LPA be minded to approve this application we request that

- A Grampian condition is applied such that either development or habitation cannot commence until such time as the sewage and flooding issues within The Street and further afield are addressed.
- Consideration be given to Section 106 funding to support improved safety measures along The Street such as pedestrian crossings.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Andrew Vawer [REDACTED]
Sent: 23 January 2025 13:14
To: Planning <Planning@arun.gov.uk>
Cc: Shona Turner [REDACTED]
Subject: WA/102/24/PL

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Dear all

Please find attached Walberton Parish Council's objection to application WA/102/24/PL

Kind regards

Andy

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Andy Vawer - Chairman - Walberton Parish Council

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