

Cherry Tree Nursery, Eastergate Lane, Walberton

Erection of 1 no dwelling to replace historic residential caravan

Foul and Surface Water Drainage Strategy



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INTRODUCTION

This application seeks to replace the southern of two historic residential caravans on the site. Previous discussions with the Council's Enforcement Team have indicated that the Council accept that the use of the land for the stationing of 2 residential caravans is lawful. On this basis, I submit that there is no policy objection to replace one of them with a dwellinghouse.

Foul Drainage

Both existing residential caravans as well as the agricultural workers caravans to the north are connected to the main foul sewer that runs in the middle of Eastergate lane. It is anticipated that the proposed dwelling will connect into this pipe, although the current location of the connection needs to be investigated.

The site lies within the Lidsey Rife drainage area. In this regard the scheme seeks to replace a residential mobile home with a dwelling so there will not be an additional residential unit although there is likely to be a slight increase in foul drainage due to an increase in bedrooms from 2 to 3.

As set out below and on Drawings 5 and 6 there will be less surface water run-off under this scheme than that which currently occurs. In addition the scheme will ensure that no surface water connections are made to the waste system and that either joint sealant on concrete chamber surrounds will be used in order to prevent infiltration.

Surface Water Drainage

The previous application [WA/52/25/PL] was refused permission on 6th November 2025 for a single issue on surface water drainage as set out below:

The proposal has not provided a drainage strategy, or satisfactorily demonstrated that on-site infiltration is viable as a location to sustainably discharge surface water. As a result, it is not possible to determine whether surface water runoff would be discharged in accordance with the SuDS hierarchy resulting in a proposal which could be unviable. It does not deliver multifunctional benefits, such as enhancements to biodiversity or amenity. Overall, it has not been demonstrated that the risk of surface water flooding would not increase on site or elsewhere which could lead to significant environmental and social harm. The proposal conflicts with Arun Local Plan policies W DM3, W SP1, Policy VE7 of the Walberton Neighbourhood Plan and relevant paragraphs of the NPPF and NPPG.

This resubmission is accompanied by a detailed Drainage Strategy Statement prepared by Stuart Burnett of BP Civils.

On the basis of this report the previous RfR has now been addressed and planning permission should be forthcoming.