



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/17/25/PL, Land to the North of Lake Lane
Barnham PO22 0AJ

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

We note the previous refusal to grant permission for an application on this site under WA/20/24/PL and consider that the current proposal is not sufficient to overcome this.

This site is not part of an allocation made within the Walberton Neighbourhood Development Plan (WNDP). We note the increased weight given to the Plan in the December 2023 review given that it is sufficiently recent and fully allocates housing required of it. The site is also outside the Built-up Area Boundaries for Walberton and Barnham and Eastergate. As alternative sites are available within the Parish, this option does not comply with WNDP policy HP1 or Arun Local Plan (ALP) policies SD SP2 and C SP1. Extension of developments north from Lake Lane reduces the gap between the settlements of Walberton and Barnham, in conflict with Barnham and Eastergate Plan (BEP) policy ES3 and WNDP policy HP1.

The Parish and District suffer from flooding issues due to the current systems being unable to cope with the present levels of surface water and sewage. Road damage, including to Lake Lane where this proposal is situated, is worsening. There are also adverse impacts downstream and increasing discharges of sewage into the rifes, rivers and sea. Until the underlying infrastructure issues are addressed, it is our opinion that compliance with WNDP policy VE7, BEP policies ES1b and ES1c, and ALP policies W SP1 and W DM2 cannot be demonstrated. The site is bounded on its northern and eastern borders by an area designated as Flood Zone 3 by the Environment Agency. This is in conflict with BEP policy ES1a.

Should permission be granted, we request that a Grampian condition be applied such that either construction does not begin or habitation not be permitted until such time as the waste water infrastructure has been upgraded to prevent the current flooding and discharges.

The proposal impacts adversely on a wildlife corridor and chalk stream. BEP policies ES2 and ES15 apply. There are a number of declared direct and indirect impacts on the chalk stream as declared in the applicant's Chalk Stream Assessment. While there are potential mitigations proposed, we remain concerned that, given the issues of dust and unwanted runoff for other local development sites despite CEMPs being in place, this exceptionally rare habitat will be damaged.

The land itself is provisionally classified as Grade 2 agricultural (ref Provisional Agricultural Land Classification (ALC) (England) from Natural England 1 April 2019). As such, development is in conflict with ALP policy SO DM1 and as agricultural land, BEP policy ES14. We are concerned that the achievement of the required BNG requires purchase of off-site units rather than implementation on-site.

The plans provided do not demonstrate sufficient trees to comply with BEP policy ES10.

West Sussex's education system is currently oversubscribed. As such, construction of further developments cannot be supported until increased school provision is available. Similarly, the local healthcare systems are also under pressure. Travelling large distances to access facilities does not fit with the concept of sustainable development.

The site does not have immediate access to a bus stop as Lake Lane does not form part of a bus route. Access to public transport will require either walking from here into Barnham village or car use.

[REDACTED]

Walberton Parish Councils response

[REDACTED]

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: 04 April 2025 08:31
To: Planning <Planning@arun.gov.uk>
Cc: Shona Turner [REDACTED]
Subject: WA/17/25/PL Land north of Lake Lane, Barnham

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Dear all

Please find attached Walberton Parish Council's objection to application WA/17/25/PL, Land north of Lake Lane, Barnham PO11 0AJ

Kind regards

Andy

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Andy Vawer - Chairman - Walberton Parish Council

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