



WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

email: [REDACTED]

www.walberton-pc.gov.uk

23 April 2026

Application No: WA/18/26/PL

Site Address: Land off Arundel Road, Fontwell

Description of Works: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Walberton Parish Council (WPC) objects to the above planning application.

Walberton Parish Council (WPC) objects due to:

- The development not meeting the criteria for sustainable development as per the NPPF and Arun Plan requirements
- lack of required documentation and information within the application to make an informed decision as is required for consideration (see details below).
- the planning application does not contain detailed information to determine compliance with Arun's Local Plan policies or Walberton Parish Council's Neighbourhood Plan (see below)
- the planning application information and data is out of date and requires revision to determine if the application complies with Arun Local Plan policies, for example there is no row of shops on Arundel Road as stated and therefore the site is not close to these amenities as stated and, the SDNP is not 0.5 miles away but 200m, as stated by the SDNP.
- safety, as the current plan's do not ensure that the development complies with The Fire & Rescue Service Act 2004 or Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1 (see below)
- significant concern that the current design is not viable as stated by the Lead Local Flood Authority (letter dated 14/04/26). Confirmation that the required standards can be met, with appropriate evidence or a revised drainage strategy incorporating an alternative method of surface water management should be provided for WPC and its Parishioners to review
- lack of evidence of approval for any utilisation of a WSCC Highway drain as may be part of any suggested drainage strategy (Appendix G is not provided as stated in 5.3.20 page 13 of FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY)
- lack of proof that information is site specific as noted by the Lead Local Flood Authority (letter dated 14/04/26)
- The development is unsustainable as it requires discharge into the existing sewer network that is already known to be over capacity and requires the 24 / 7 presence of tankers on the Barnham Lane for 9 months to deal with this overcapacity. "The foul water from the development will be collected in a system of gravity sewers **discharging into the existing foul water sewer located in Arundel Road**" (section, 1.1.9 page 4 of 8 FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY). As such the development will increase the risk of flooding in Walberton and Barnham and

therefore does not comply with Arun's Policy SD SP1 Sustainable development nor the NPPF or PPG.

- There appears to be no evidence base to identify if the proposed drainage system will ensure that there is no flooding on a 1 in 30 year storm event, take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must also be contained within the site boundary, and within designated storage areas as per Arun's Policy W DM3. However the application states "utilisation of a WSCC Highway drain" and therefore the development is not considered sustainable as is required by Arun's Policy SD SP1 Sustainable development and the NPPF.
- The development does not seem to appear in the Built-Up area as defined by Arun's plan and therefore this development would not comply with Policy C SP1 of Arun's plan.

Please note, the applications lack of documentation, information and required amendments are noted by Arun's Principal Planning Officer in an email dated 17th April 2026. The requirement for certain information to be made by 5th May is after the closing date for comments. This will not allow WPC or our parishioners to make an informed opinion and therefore decision about this application, as is required for consideration. All such documentation should be made available on the Arun website for all interested parties to view over the required time period and considered prior to any determination.

Walberton Parish Council (WPC) also note this is a **full application** and therefore it is required to be comprehensive and include detailed proposals for the development that allows all decision-makers to assess all aspects of the proposed development, including its potential impacts on the surrounding area and infrastructure. As per the statement above Arun has already identified that this application is missing material information. Most importantly safety issues have been highlighted by consultees that cannot be determined in this application as the required detailed plans are not provided.

WPC object to this application as additional information covering the below matters are required,

- **Safety** – there is insufficient information to identify if water supplies for firefighting purposes (Noted by Fire Service application) are adequate and ensure all dwellings on the proposed site are within 150 metres of a fire hydrant for the supply of water for firefighting. This is required to ensure the proposed development complies with Arun policy INF SP1 and TSP1 of the Arun Local Plan 2011-2031 and is in accordance with The Fire & Rescue Service Act 2004.
- **Safety** – there is insufficient information to identify if emergency vehicle access, that the required Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1. The application is therefore considered by WPC to be non compliant with Arun Policy T SP1 that require Arun Council to "**ensure**" that the development provides safe access on to the highway network, including for emergency service. This is also required to ensure the proposed development complies with Arun policy INF SP1 of the Arun Local Plan 2011-2031 and is in accordance with The Fire & Rescue Service Act 2004.
- **Safety** – due to the above noted issues it is considered that the Transport Assessment does not meet the TSP1 requirement that the "Council will **ensure** that development: provides safe access on to the highway network;".
-

Furthermore, there is no required "Employment and Skills Plan" included, as highlighted by Arun Economic Development (Email Sent: 26 March 2026 15:33), and therefore no determination as to whether the plan is sufficient / compliant or not, can be given. Indeed, Policy SKILLS SP1 Employment and Skills states that "Employment and Skills plans **will be required** for the construction phases of residential development of more than 50 homes". Additional information is required for WPC and its Parishioners to determine if the development meets this requirement.

WPC also objects on Transport. The TRANSPORT ASSESSMENT makes statements as to what is said in policies but does not state how it meets those policies. Furthermore, there is no evidence that this development has considered nor meets Arun Policy T SP1 F v. consider the needs of **people with disabilities** by all modes of transport. WPC would wish to see evidence that its parishioners have been considered as is required by Arun Policy T SP1 F v.

WPC also object to this application as Condition 14 of the previous planning application stated that the site should be maintained to ensure it does not become suitable for reptiles. This has not been carried out by the developer, with the site left fallow for at least 2 years.

Condition 14 – “The site should be maintained to ensure it does not become suitable for reptiles. Where the site develops suitable reptile habitat (e.g. areas of long grass) between the granting of this outline permission and commencement of the planning permission (post reserved matters approval), then further precautionary reptile surveys (and any mitigation scheme if reptiles are found) must be submitted for approval in writing by the Local Planning Authority prior to commencement. Reason: To conserve and enhance protected and Priority species in accordance with Arun Local Plan policy ENV DM5 and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species). This is required to be a pre commencement condition because reptiles are a protected species.”

The above requirements are required to meet Condition 14 and for WPC to consider if any mitigation have been appropriately considered.

As the above condition 14 is recognised by Arun, then it is considered to hold true for other species that may now have considered the land a favourable habitat. Therefore, WPC would expect Arun to ensure the site is not now populated by Dormice or other such species. It should be noted such species have been recorded within close proximity of this development, including at WA/63/19/PL just across the road from the development where 4 dormice were recorded as being present. It should be noted that dormice seemingly do cross roads ([Why did the Dormouse cross the road? To get to Sandrock Bends! — Save Sandrock Bends](#)) and do not necessarily need connecting habitat. As the site has been left fallow since the initial surveys in 2024, to meet condition 14 then it is felt new species surveys should be considered and presented before the application can be considered. Reason: To conserve and enhance protected and Priority species in accordance with Arun Local Plan policy ENV DM5 and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species). This is required to be a pre commencement condition because reptiles are a protected species.”

WPC also object as there is no consideration for a community childcare facility as identified as a need in the previous application and supported by Arun and also identified as a “requirement” in Arun’s Infrastructure Capacity Study and Delivery Plan (PEDP4 August, 2026) 5.44 “All scenarios across Arun **will require additional childcare places...**” and be provided by “...developer funding through the CIL or section 106 (s106)”. A lack of such provision onsite or off site makes this development unsustainable in provision of infrastructure to support the local community in particular;

Policy SD SP1a Strategic Approach c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.

Policy SD SP1 Sustainable development - and to secure **development that will contribute to the social**, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Policy INF SP1 - infrastructure and services needed to support development (including the necessary infrastructure set out in the Infrastructure Delivery Plan – in this case SD6) to meet the needs of occupiers and users of the development and the existing community.

Paragraph 189 of the National Planning Policy Framework - GOV.UK (www.gov.uk) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks. Section 245 of the Levelling-up and Regeneration Act 2023 (legislation.gov.uk) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory

purposes of a National Park. This duty also applies to proposals outside the designated area but impacting on its natural beauty. A local Landscape Character Assessment can be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development. The development site is less than 200m from the National Park at its nearest point, which lies to the north, over the A27. The SDNP Dark skies strategy requires zero upspill lighting so as not to impact the setting of the National park. There does not appear to be detailed lighting plans or study for the site to determine if this is met. Nor is there a local Landscape Character Assessment that considers the impact of the development on the SDNP.

Conditions

Whilst WPC currently Object to this planning application and development, it is happy to review new documentation and consider its position. That said, if Arun grants this application then the below conditions as planning obligations are necessary to make the development acceptable in planning terms being directly related to the negative impacts the development will have on sustainable community and are considered fair and reasonable in light of the increased number of houses (8) and occupancy and therefore increased scale of this development as per the NPPF.

1. A Community Facilities contribution, which means the contribution in the sum of £500,000.00 towards community facilities to make good a deficiency in service provision arising from the development and in particular to be used for Child Care Facilities within the Parish of Walberton. Off site consideration is acceptable as the developer has not made any on-site provision and there is land available off site to allow for such facilities. The development also creates a negative impact in off -site local childcare infrastructure provision (which is already at over capacity with 3 years waiting lists) as identified as a "requirement" in Arun's Infrastructure Capacity Study and Delivery Plan (PEDP4 August, 2026) 5.44 "All scenarios across Arun **will require additional childcare places...**" and be provided by "...developer funding through the CIL or section 106 (s106)". A contribution for off site provision will allow for the additional housing on site and is necessary to make this application acceptable in planning terms. Provision should be in an S106 agreement or CIL with payment to the Parish Council.
2. Recommend improve connections through and from the north of the site towards the National Park including safer crossing of the A27, to assist new residents accessing it for recreation.
3. Provision to continue the safe access of PROW Footpath 2825 during construction to access the National Park.
4. To have the proposed link to Prow replica the future PROW as proposed as a condition by WSCC and not gravel as is currently stated (see Landscape Master Plan).
5. That as per condition 14 of the original application, further precautionary reptile surveys (and any mitigation scheme if reptiles are found) must be submitted for approval in writing by the Local Planning Authority prior to commencement of any required archaeological evaluations or development in order to enable suitable measures to mitigate the effects of the development on any important flora or fauna.
6. That as for the same logic as per condition 14 of the original application, further precautionary flora and fauna surveys (and any mitigation scheme if rare species are found) must be submitted for approval in writing by the Local Planning Authority prior to commencement of any required archaeological evaluations or development in order to enable suitable measures to mitigate the effects of the development on any important flora or fauna.
7. Implementation of an archaeology appropriate condition, e.g. a version of ARC 1 as follows: No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
8. **Grampian conditions to** be applied to the sewer line and network, as this proposed site is connected to the Barnham's trunk main via Walberton. In view of the severe flooding in Walberton and neighbouring parish Barnham and the 24 / 7 presence of tankers on the Barnham Lane for 9 months to deal with the overcapacity. Barnham Catchment area will not be able to cope with the advocational housing, and therefore there should be no occupancy until the Foul Water capacity has been increased along

the whole stretch of sewers between the development and Barnham. The NPPF state that infrastructure comes first.

9. Air Quality and noise pollution level adjacent to A27 require monitoring to ensure compliance with accepted level including during construction.

Yours sincerely,

[Unsigned – sent by email](#)

Shona Turner

Clerk - Walberton Parish Council



[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 24 April 2026 10:57
To: Planning Scanning
Subject: FW: Planning application comments - WA/18/26/PL - Land off Arundel Road, Fontwell
Attachments: WPC - WA 18 26 PL - Land off Arundel Road, Fontwell.docx

PL- Rep- Walberton Parish Council response

Please redact

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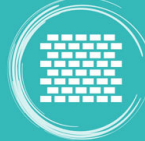
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 23 April 2026 17:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning application comments - WA/18/26/PL - Land off Arundel Road, Fontwell

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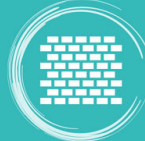
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Shona Turner [REDACTED]
Sent: 23 April 2026 14:01
To: Planning <Planning@arun.gov.uk>
Cc: Douglas McElvogue [REDACTED]
Subject: Planning application comments - WA/18/26/PL - Land off Arundel Road, Fontwell

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Hello

1

Walberton Parish Council objects to this planning application. Please find the objection comments attached.

I did try to send this via the online comments, however, it was blocked and I could not submit them.

Please can you ensure that these comments reach the planning officer.

Thank you.

Kind regards

Shona

Shona Turner - Clerk - Walberton Parish Council

[Redacted]

[Redacted]

Parish Office open: Tuesday and Thursday mornings

Postal Address: Parish Council Office, The Pavilion, The Street, Walberton, Arundel BN18 0PJ

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