



**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

16th May 2025

Application No: WA/27/25/PL
Registered: 28 March 2025
Site Address: Stoney Brook Farm Eastergate lane Walberton BN18 0BA
Grid Reference:
Description of Works: Change of use and associated works to annexe to form 1 No. self-build, self-contained dwelling. This application is in CIL zone 3 and is CIL liable as a new dwelling.

Walberton Parish Council (WPC) objects to the above planning application. Our reasons for objecting are as follows

1. Location

- As stated in the application the site is outside the Built-up Area Boundary. It is not part of the Walberton Neighbourhood Plan (WNP).
- As stated in the application the site is a greenfield site containing grade 3 agricultural land. Development here is in conflict with Arun Local Plan (ALP) Policy SO DMI (Soils) and suitable evidence to satisfy development at this location under this Policy is not present. Given the current global political situation with impacts on food supply, any loss of agricultural land should be resisted.
- To build on a Greenfield site would also be against Arun's Statutory 'biodiversity duty' as introduced by the Environment Act 2021.
- The Parish Council is concerned that this application represents one of an increasing number of requests to build developments along Eastergate Lane. The trend is for the character of the Lane to be changed from a rural lane to one of a sprawl of development merging Walberton and the Fontwell/Eastergate. This conflicts with ALP Policy LAN DMI and C SPI.

2. Biodiversity

- The site is bounded on its western and part of its southern side by WNP Biodiversity corridor 2 (Wandleys Copse) - WNP Policy VEID 2020 applies. This is a chalk stream; discussion of the potential impact on the stream is not identified in the documentation supplied.

- It could therefore be considered to be against Aruns Statutory 'biodiversity duty' as introduced by the Environment Act 2021. Relevant surveys of the possible impact on biodiversity are required to be presented prior to this application being considered.
- Also as per the appendix to the application there is a requirement for a bat emergence survey noted under the relevant site history and planning application BN/14/22/PL. This is also a requirement for this application prior to its consideration.

3. Flooding

- Eastergate Lane at this location is listed by the Environment Agency as an area with 3.3% annual risk of surface water flooding. Further development will potentially increase the risk of flooding, in conflict with WNP Policy VE 7.
- We note that in a previous submission for this site (WA/73/22/PL) the Arun Drainage Engineer reported that, "the designing engineers acknowledge the need to extend groundwater monitoring into winter and repeat infiltration testing in winter. The results of winter site investigations will need to be used for the purposes of the design. There is a risk that infiltration may not be viable due to high groundwater levels or ground saturation," in their response dated September 2022. We noted in our previous submission that this data was lacking. We note that the current drainage strategy document is dated October 2022 and still does not include the winter situation. We note that this winter there are currently widespread flooding issues in the locality.

4. Transport and access

- There is no public footpath or cycle path along this 40mph section of Eastergate Lane and indeed further afield along routes to the nearest bus stop and local facilities.
- Pedestrian accessibility to the site is poor and most journeys will likely result in car use.
- We note National Highways' published traffic modelling suggesting an increase in traffic along Eastergate post A27 construction of between 53% and 93% depending on scheme mitigations employed.
- This therefore does not appear to satisfy ALP Policies T SPI or T DMI.

WPC also note:

- The application notes 4.7 that "...there would also be conflict with Policy HP1 of the Walberton Neighbourhood Plan..." as a development outside of the built up area and therefore is not supported by the Plan.
- Statement 4.8, that "The site does not extend into undeveloped land in the countryside nor will its development result in sprawl of the existing settlement" is contrary to the fact that it is a proposed site on greenfield site (stated in 4.11) and currently agricultural land. It will also increase the "sprawl" from the current discrete grouping of houses along Eastergate Lane.

Should the application for development (in principle) be granted then, given the current well-documented situation with the sewage system and foul water plus drainage being unable to cope with the current level of drainage required, we request that a Grampian condition be applied such that occupation of premises is not permitted until all current drainage issues have been resolved.

It should also be a condition that a full bat and environmental survey of the biodiversity of the site be made before the next planning stage.

We also note the requirement for appropriate bat surveys as a condition for planning.

Yours sincerely,

[Unsigned – sent by email](#)

Shona Turner
Clerk - Walberton Parish Council





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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>



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|  <p>Improving the wellbeing of Arun</p> |  <p>Delivering the right homes in the right places</p> |  <p>Supporting our environment to support us</p> |  <p>Fulfilling Arun's economic potential</p> |   |
|--|---|---|--|--|

From: Shona Turner [REDACTED]
Sent: 16 May 2025 22:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/27/25/PL - Stoney Brook Farm

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Dear Harry

Walberton Parish Council objects to this planning application and lists the reasons for objecting on the attached document.

Kind regards

Shona

Shona Turner - Clerk - Walberton Parish Council
[REDACTED]

Working days: Monday – Thursday

Parish Office open: Tuesday and Thursday mornings

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

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 11 April 2025 12:04

To: Shona Turner [REDACTED]

Subject: Planning Consultation on: WA/27/25/PL

To: Walberton Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 25 Representations by Parish/Town Councils

Planning Permission

Application No: WA/27/25/PL

Registered: 7th April 2025

Site Address: Stoney Brook Farm Eastergate lane Walberton BN18 0BA

Grid Reference: 496068 106028

Description of Works: Change of use and associated works to annexe to form 1 No. self-build, self contained dwelling. This application is in CIL zone 3 and is CIL liable as a new dwelling.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used

for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 16th May 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:<https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Harry Chalk

Planning Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLCONSULT (ODB) 2020

<https://www.arun.gov.uk>

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