

19th June 2026

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

**Case Officer:** Harry Chalk  
**Telephone:** 01903 737577  
**Email:** [harry.chalk@arun.gov.uk](mailto:harry.chalk@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: WA/35/26/DOC  
Site Address: Greenways Dairy Lane Walberton BN18 0PT  
Description of works: Approval of details reserved by condition under WA/34/25/PL relating to Condition 14- Surface Water Drainage (See WA/34/26/DOC for Conditions 3- External Materials & Finishes, 5- Walls & Fences, 6- Waste & Recycling Storage, 7- Cycle Parking, 8- Biodiversity Enhancement Layout and 15- Biodiversity Gain Plan).

Thank you for your internet representation made on 18th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84187

Walberton Parish Council (WPC) objects to WA/35/26/DOC on grounds of the water flooding plans being noncompliant, namely insufficient runoff capacity and extreme weather conditions capacity as detailed in the Engineers Report. Attention needs to be given to the proximity of the site in relation the Environmental Agency's Flood Zones and the flooding the Parish experienced over the course of the winter months, particularly in the Street with drains being full to capacity.

It should be noted that WPC objected to WA/34/25/PL - on the following grounds:

The Site is not in the Neighbourhood Plan

There are known Issues with sewer capacity in / on The Street and further downstream which this application will only make worse

Increasing the possibility of sewerage on the Street which this application has the capacity to do is a breach of environmental Laws.

The increase in housing in the area will impact the setting of the Walberton Conservation area.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**  
<https://www1.arun.gov.uk/planning-application-finder>