



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

8 June 2026

Application No: WA/36/26/PD
Registered: 22 April 2026
Site Address: Choller House Farm, Barnham Lane, Walberton BN18 0AX
Description of Works: The conversion of seven agricultural buildings to nine dwelling houses.

Town & Country Planning (General Permitted Development) Order 2015
Schedule 2 (As amended) Prior Notification for Permitted Development

Walberton Parish Council (WPC) objects

Walberton Parish Council (WPC) objects as the current development does not comply with the Walberton Neighbourhood Plan Policies (listed below) nor Arun District Council Policies QE SP1 and QE DM4.

It is accepted that the planned development should be considered under Class Q of the Planning Process and that certain WPC policies would support this. However, class Q developments are still required to apply for prior approval and the local planning authority should review the application for:

- Highways and access
- Flood risk
- Noise and contamination
- Ecology considerations.

Class Q developments are also new developments and therefore their impact still needs to be considered against planning and other legislation to ensure they are lawful and sustainable as is required by the NPPG.

The Walberton Parish Council (WPC) Neighbourhood Plan Policies that this development does not comply with and that should be considered under Class Q are:

Ecology considerations

Policy VE 6 Protection of Watercourses - Support and promote river catchment management approaches that integrate sustainable land management, wildlife conservation, surface and groundwater quality and flood risk management.
Reason: to ensure that the environment and water quality are safeguarded.

Policy VE 7 Surface Water Management - Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.

Reason: The community has expressed its real concern that every practical step should be taken to prevent further adverse impacts from flooding, from foul water contamination and damage from or impacts on the local groundwater conditions.

Policy VE10 2020 Biodiversity Corridors (number 2 in plan)

Proposals will not be supported where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided, mitigated, or alternatively the subject of compensation. Where proposals have an impact on Biodiversity rich habitats, a management plan shall be provided to ensure that the long-term protection and enhancement of the habitat can be achieved.

Reason: The Arun Local Plan emphasises the importance of the natural environment and specifically encourages the identification and protection of biodiversity.

No compliance due to

- The development is close to Choller Farm chalk streams a significant ecological site that requires protection. These are several streams that come together as the streams emerge from areas of ancient woodland and old coppice near Copse Lane, with a number of small ponds, where kingfishers have been recorded. Barbastelle Bats use this as an unlit crossing of the A27 trunk road and bats use the corridor to their roosting sites in Barnham. The streams are associated with hedgerows and trees along their banks. The chalk stream flows south into an important wildlife habitat south of Barnham Station. Both upstream and downstream, during construction and after construction impacts are required to be considered by this development and none has been presented.
- Building Regulation 2010 and Government Guidance contained within the Planning Practice Guidance (PPG) for water Supply, Wastewater and Water Quality (paragraph 020 ID: 34-020-20140306) sets out the drainage options that must be considered including connection to public sewer, private sewer that drains to public sewer, package sewage treatment plant and septic tank or cesspool. Foul drainage should be connected to the main sewer. If this is not the case then any discharge to surface or ground water will require an environment agency permit (Environmental Permitting Regulation 2016). No drainage options have been presented.
- Currently there is no detailed water management scheme nor any sewage management scheme. Therefore, this application is non-compliant with WPC policies and Arun District Planning policies and cannot be materially reviewed for contamination and ecological impacts as is required for a Q class scheme.
- The application does not comply with the Water Industry Act 1991, which states that connecting to the public sewer requires the consent of the local water authority, who will review the proposed drainage connections to ensure they meet the necessary standards and **do not overload existing infrastructure**.

It is also common knowledge that the sewer that runs down Barnham Road at the junction with the sites access to this development overflows and therefore this and the addition of 9 new residential properties will require consideration of its impacts on the

local sewer network, which has already been stated is at capacity and cannot take further capacity. This is recognised in the application by the below statement:

“Sewers 4.37. high. However mitigation Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.”

However, the below statement dismisses the impact on the sewage network despite that it is a requirement to consider downstream impact (PO22 and PO221 are downstream of the development) which this development will have a negative impact on.

“4.38. The SFRA states that the post code areas with the greatest number of sewer flooding incidents are PO22 and PO21. This is not near the site. In addition, Southern Water asset plans confirm there are no public sewers within or in the vicinity of the site.

WPC also consider the development could negatively impact the below policies and would request further documentation of compliance as condition.

- **Policy VE 8 ‘Unlit village’ status** - Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time.

Reason: The Parish contains part of, and is adjacent to the remainder of, the South Downs National Park. It has a number of areas where light pollution is minimal and the full night sky can be seen.

- **Policy VE13 2020 Distinctive views** (page 60 of Walberton neighbourhood plan) and vistas Development proposals should respect and, wherever possible, enhance distinctive views and vistas as identified on the map at Schedule 7 by ensuring that the visual impact on these views is carefully and sympathetically controlled.

Reason: Walberton Parish’s three villages of Walberton, Binsted and Fontwell lie in a beautiful landscape surrounded by the South Downs National Park to the north, ancient woodlands to the east and the Coastal Plain to the south. These views and vistas are integral to the rural character of Walberton Parish and they are a part of what makes it home to local people.

Arun Local Plan policies QE SP1 and QE DM4

None compliance due to lack of approved details in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4. This is a material condition of class Q scheme review for approval.

Conditions

If the application is accepted the below conditions are required:

1 - No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. Winter groundwater monitoring to establish highest annual

ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage.

2 - No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details

3 - Confirm asbestos status and remove in accordance with regulations and as required to meet the conversion requirements. Where asbestos is found to agree an Asbestos Risk assessment and method statement including details of suppression of asbestos dust and dirt arising from the site and ground water contamination.

4 – a lighting scheme to be approved to ensure South Downs setting is Dark Skies and that local views are not contaminated by light pollution.

5- Drainage / Sewerage Capacity - *No development shall commence until adequate capacity for foul drainage disposal has been made available and evidence of such provision has been submitted to and approved in writing by the Local Planning Authority.*

6 - Utility Infrastructure - *No development shall commence until the necessary off-site [water supply / electricity / gas] infrastructure improvements required to serve the development have been completed and written confirmation of their completion has been provided to the Local Planning Authority.*

Note: that a “full-scale contamination assessment” was not include in scope of reporting

Note: that the statement that the “...proposed residential use of the site would be likely to reduce the number of vehicular movements in comparison to the agricultural use of the site...” is not logical as pointed out by West Sussex County Council Highways Authority.

Yours sincerely,

[Unsigned – sent by email](#)

Shona Turner
Clerk - Walberton Parish Council

████████████████████

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 09 June 2026 15:03
To: Planning Scanning
Subject: FW: WA/36/26/PD - Choller House Farm, Barnham Lane, Walberton BN18 0AX
Attachments: WA 36 26 PD - Choller House Farm Barnham Lane.docx

PL- Rep- Walberton Parish Council response

Please redact

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Planning Services

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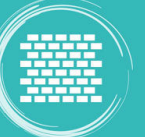
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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 08 June 2026 10:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/36/26/PD - Choller House Farm, Barnham Lane, Walberton BN18 0AX

Hello,

Can the attached please be uploaded as a response from Walberton Parish Council to the above application?

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
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From: Shona Turner [REDACTED]
Sent: 08 June 2026 10:02
To: Harry Chalk <Harry.Chalk@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Cc: Douglas McElvogue [REDACTED]
Subject: WA/36/26/PD - Choller House Farm, Barnham Lane, Walberton BN18 0AX

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Hello Harry

I have tried to submit an objection to this planning application via ADC website planning portal; however, the comment box must be less than 3,800 characters which the objection comments are not. I have therefore attached the objection to this email.

If you have any questions, please let me know.

Kind regards

Shona

Shona Turner - Clerk - Walberton Parish Council

[REDACTED]

[REDACTED]

Parish Office open: Wednesday and Thursday mornings

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

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