



WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED

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

email:

www.walberton-pc.gov.uk

02 October 2025

Application No: Walberton Parish Council Object to WA/52/25/PL
Registered:
Site Address: Cherry Tree Nursery Eastergate Lane Walberton BN18 0BA
Grid Reference:
Description of Works: Removal of residential caravan and erection of 1 No. self-build dwelling.

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

- The application is not compliant as insufficient information concerning water supply and drainage services have been given (see southern Water comments)
- The Site is not in the Neighbourhood Plan
- It is a Departure from the Development Plan
- There are known Issues with sewer capacity in / on the area and further downstream which this application will only make worse
- Increasing the possibility of sewerage release into the environment 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.

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.

In addition, the conditions below will need to be met:

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
No Soakaways should be connected to the public surface water sewer

Car parking space (details approved) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use.

Cycle parking No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

ENV5 : Unexpected contamination (precautionary condition) If during development, any visible contaminated or odorous material (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present on the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified, independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unexpected contamination shall be dealt with must be submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM4.

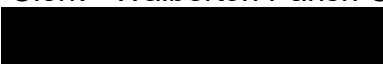
It should also be a condition that a full bat and environmental survey of the biodiversity of the site be made before the next planning stage.

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

Yours sincerely,

[Unsigned – sent by email](#)

Clerk - Walberton Parish Council



From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 October 2025 12:27
To: Planning Scanning
Subject: FW: WA/52/25/PL - Cherry Tree Nursery, Eastergate Lane, BN18 0BA - Planning consultation
Attachments: WPC_ WA5225PL - Cherry Tree Nursery Eastergate Lane Walberton BN18 0BA.docx

Walberton Parish Council response

Nikki Oktay
Planning Receptionist, Planning Department

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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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: 02 October 2025 17:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>; Douglas McElvogue <[redacted]>
Subject: WA/52/25/PL - Cherry Tree Nursery, Eastergate Lane, BN18 0BA - Planning consultation

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Hello

Please find attached Walberton Parish Council’s response to this planning consultation which we object to.

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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