



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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



WA/90/25/DOC - Lower Farm Yapton Lane Walberton

Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 6- Environmental Management Plan, 11-Archaeological works, 14- safeguarding mineral resources, 16- BNG plan-30 year monitoring plan, 17- Construction Environmental Management Plan and 19- statutory Biodiversity Net Gain Plan (please see WA/89/25/DOC for discharge of conditions 2-surface water drainage, 3- additional surface water run-off and 5- surface water drainage survey). [View Details](#)

Decision due by: 26-12-25

Walberton Parish Council would like to make the following comments regarding these planning applications:

1. Applicant to state that: They will comply with the New Roads and Street Works Act (NRSWA) and latest additions and amendments and fully engage with WSCC Network Management Team appropriately.
2. Applicant to provide clear and concise design details of vertical and horizontal alignment at the junction of the access road where it meets and joins with Yapton Lane. Particular attention needs to be given to the hydraulic design and evidence of gradients and the proper management of surface water in this area to prevent ponding and flooding in Yapton Lane.
3. With reference to WPC's Neighbourhood Plan and Policies VE1 Designation of additional Local Green Space and VE 2 Horticultural Development, Yapton Lane should be regarded as the eastern boundary of the village and the gap between Walberton and Binsted should be protected. This proposal should not be allowed to creep further north and impact on the character of the village. A condition is required that if the glasshouses become obsolete in the future, the land must not be turned over to housing - it should be permanently returned to agriculture.

Importance: High

Pl-Rep-Walberton Parish Council Please redact (There are 2)

Nicola Spencer
Technical Support Manager
Planning Services

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Arun District Council, Civic Centre, Maltravers Rd
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To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 28 November 2025 15:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FOR THE ATTENTION OF AMBER WILLARD re: Lower Farm, Yapton Lane, Walberton
Importance: High

Rep letters

Breezie Allwright
Planner Degree Apprentice, Planning Department
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E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: Shona Turner [REDACTED]
Sent: 27 November 2025 11:22
To: Amber Willard <Amber.Willard@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>

Subject: RE: FOR THE ATTENTION OF AMBER WILLARD re: Lower Farm, Yapton Lane, Walberton
Importance: High

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Dear Amber

Please find attached Walberton Parish Council’s comments relating to WA/89/25/DOC and WA/90/25/DOC - Lower Farm Yapton Lane Walberton.

Do you require me to submit them separately?

If you have any questions, please do not hesitate to contact me.

Kind regards

Shona

Shona Turner - Clerk - Walberton Parish Council

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: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 November 2025 14:41
To: Shona Turner
Subject: RE: FOR THE ATTENTION OF AMBER WILLARD re: Lower Farm, Yapton Lane, Walberton

Dear Ms Turner,

Lower Farm

WA/90/25/DOC - I have had most of the consultation comments on this one and was intending to send through for sign off this week but can hold off if you are able to get comments to me asap, Friday (28th) ideally.

WA/89/25/DOC – more information needs to be provided so this decision is unlikely to be made before the 12th so there is more flexibility on this one. I am happy for comments to be submitted by the 12th.

Thanks
Amber Willard MRTPI
Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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Our priorities...

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Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Shona Turner
Sent: 24 November 2025 09:15
To: Planning <Planning@arun.gov.uk>
Cc: Planning
Subject: FOR THE ATTENTION OF AMBER WILLARD re: Lower Farm, Yapton Lane, Walberton

Dear Amber

WA/89/25/DOC and WA/90/25/DOC - Lower Farm Yapton Lane Walberton

I would like to let you know that Walberton Parish Council will be submitting formal comments regarding the above planning applications and have noted that the decision is due by 12 December 2025, so intend to collate and submit these to you as soon as possible.

To ensure we are not late with our comments, please could you confirm the latest date that we would need to submit comments to you.

Thank you

Kind regards

Shona

Shona Turner - Clerk - Walberton Parish Council



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