



**WALBERTON PARISH COUNCIL  
INCLUDING FONTWELL AND BINSTED**

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**To all members of the Planning Committee – You are summoned to attend a meeting of the Planning Committee in The Pavilion at 7.15pm on Tuesday 17 March 2026 for the purpose of transacting the business set out below.**

**PLEASE NOTE**

**Members of the public are welcome to attend the meeting. Limited participation will be available via Teams – contact the Clerk for details.**

Signed: Shona Turner, Clerk

Date 12 March 2026

**AGENDA**

**1. Record of attendance and apologies**

**2. Declaration of interest and dispensations in items on the agenda**

- a. To receive disclosures of interests and requests for dispensations from members

Members are invited to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on the agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent. Members and officers should make their declaration by stating:

- i. the item they have the interest in
- ii. whether it is a pecuniary, personal and/or prejudicial interest
- iii. the nature of the interest
- iv. if it is a pecuniary or prejudicial interest, whether they will be exercising their right to speak under Question Time.

- b. To consider and approve any requests for dispensations

**3. Confirmation of Minutes**

To confirm the minutes of the Planning Committee meeting of 17 February 2026.

**4. Matters arising**

**5. Poplars Nursery and Eastmere Gallops**

- a. To receive a presentation from the Planning Agent
- b. Questions

**6. Public questions (max 15 minutes)**

To consider questions from members of the public on items on the agenda

**7. Correspondence**

**8. Planning applications**

### Out of meeting

No 'out of meeting' decisions were made.

### In meeting

To consider the following planning applications:

(Application for Matters Reserved by Condition (suffix of DOC) - This type of application is to check whether the details submitted satisfy the condition(s) on the corresponding planning permission.)

- a. **WA/5/26/S73 - Land West of Yapton Lane, Walberton**  
Removal of condition 30 following grant of WA/2/22/OUT relating to improvement to A27/Yapton Lane  
[View Details](#)  
For information - Planning documentation relating to WA/2/22/OUT [OcellaWeb](#)  
Comments to be submitted by 26 March 2026
- b. **WA/7/26/HH - Abbeylands, West Walberton Lane, Walberton**  
Single storey rear extension, following demolition of existing rear conservatory.  
[View Details](#)  
Comment on this Application by 26 March 2026
- c. **WA/8/26/DOC - Stoneybrook Farm Eastergate Lane, Walberton**  
Approval of details reserved by condition under WA/108/24/PL relating to conditions 9- Habitat Management and Monitoring Plan and 11- Biodiversity Gain Plan.  
[View Details](#)  
Decision due by: 16-04-26
- d. **WA/9/26/S73 - Riverwood Centre, Yapton Lane, Walberton**  
Variation of condition 1 imposed under WA/25/23/PL relating to extending the use of temporary marquee for a further three years.  
[View Details](#)  
Comment on this Application by 26 March 2026
- e. **WA/11/26/HH - Rose Cottage, Dairy Lane, Walberton**  
Construction of a detached, single storey, timber framed granny annexe for ancillary use to the main dwelling.  
[View Details](#)  
Comment on this Application by 02 April 2026
- f. **WA/10/26/DOC - Land South Of Wandleys Lane Eastergate**  
Approval of details reserved by condition under WA/35/23/OUT (Appeal ref. APP/C3810/W/24/3349836) relating to condition 19- Archaeology.  
[View Details](#)  
Decision due by: 28-04-26
- g. **WA/12/26/TC - St Marys Church The Street Walberton**  
Fell 1 No. Scots Pine (T14). This tree is in the Walberton Village conservation area.  
[View Details](#)  
Decision due by: 09-04-26

## 9. Planning Decisions

To be noted:

- a. **WA/44/25/PL - Longacres, Eastergate Lane, Walberton**  
Erection of 1 No. self build dwelling with associated parking and landscaping (resubmission following WA/101/24/PL). This application is a departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.  
Approved subject to Conditions and a Planning Obligation By: Delegated Powers 17-02-26

[View Decision Details](#)

**b. WA/86/25/DOC - Barnfield House Arundel Road, Walberton**

Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to condition 9 - as-built drawings of surface water drainage scheme (see WA/85/25/DOC for conditions 12 – cycle parking and 18 - acoustic testing).

Approved By: Delegated Powers 16-02-26

[View Decision Details](#)

## 10. Neighbouring Parish Applications and updates

**BN/20/26/DOC - Land South Of Wandleys Lane Eastergate**

Approval of details reserved by condition under BN/46/25/PL relating to conditions 7- Archaeology, 8- Contamination and 13- Materials & Finishes.

[View Details](#) Decision due by: 13-04-26

**BN/24/26/DOC - Land South Of Wandleys Lane Eastergate**

Approval of details reserved by condition under BN/46/25/PL relating to conditions 4- Surface Water Drainage and 5- Foul Water Scheme.

[View Details](#) Decision due by: 16-04-26

**BN/25/26/DOC - Land South Of Wandleys Lane Eastergate**

Approval of details reserved by condition under BN/46/25/PL relating to conditions 3- Construction Management Plan, 15- Landscaping and 20- Biodiversity Gain Plan.

[View Details](#) Decision due by: 21-04-26

**Y/32/25/PL - Land West of Bilsham Road, Yapton**

Erection of 170 No. residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children's play space, pumping station, surface water drainage features, landscaping and associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Refused By: Delegated Powers 17-02-26

[View Decision Details](#)

**BN/125/25/PL - Land South of The Hollies, 84 Barnham Road, Eastergate**

Construction of 2 No. dwellings (C2 Residential Institutions), in association with the Hollies, and associated works. This application affects the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

Refused By: Delegated Powers 12-02-26

[View Decision Details](#)

**BN/130/25/PL - The Croft Surgery, Barnham Road, Eastergate**

Change of use of the existing building and associated facilities from a doctor surgery (Use Class E) to a place of worship (Use Class F) and all associated works and infrastructure. This application is in CIL Zone 2 (Zero Rated) as other development.

Approved subject to Conditions

[View Decision Details](#)

**BN/13/26/DOC - Cedar End, Eastergate Lane, Eastergate**

Approval of details reserved by condition imposed under BN/65/22/PL relating to conditions 10-EV charging and 11-energy efficiency measures.

Approved

[View Decision Details](#)

By: Delegated Powers 05-03-26

**11. Appeals**

To receive any appeals.

**12. Compliance/Enforcement**

To receive an update

**13. Neighbourhood Plan**

To receive an update and set a date for the next meeting.

**14. Rights of Way**

- a. The upgrade of Yapton Lane footpath from permissive to right of way (P23)
- b. Avisford Park Road

**15. Highways and Traffic – reports on the following:**

- a. A27
- b. A29 Bypass
- c. Local cycling and walking infrastructure plan.
- d. Traffic Calming
- e. Traffic Surveys
- f. HGV's
- g. Verges
- h. Signage / finger posts

**16. Fontwell Meadows**

To receive an update on:

- a. Paddocks

**17. Avisford Grange**

To decide whether to continue with the transfer options of the two play parks and the allotments to the Parish Council now that the triangular piece of land near the tennis courts is not included within the transfer.

**18. HELAA (Housing & Economic Land Availability Assessment)**

To receive an update

**19. South Downs National Park Authority (SDNPA)**

- a. To note SDNPA's February newsletter (previously circulated)
- b. To note the links and resources to SDNPA Parish Meeting held on 4 March 2026 (previously circulated)
- c. To note the agenda and meeting papers for SDNPA planning committee meeting on Thursday 12 March 2026 (previously circulated)

**20. Campaign for the Protection of Rural England (CPRE)**

- d. To note the February newsletter (previously circulated)
- e. To note CPRE Sussex's response to NPPF consultation

**21. Any other business**

**22. Date of next meeting**

The proposed date of the next meeting is 7.15pm on Tuesday 7 April 2026.