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From: Planning [REDACTED]
Sent: Thursday, March 28, 2024 8:41 AM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Notification of an Environmental Statement AL/11/24/OUT

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Good morning

At a meeting of Barnham and Eastergate Planning and Environment Committee on 27th February 2024, the committee considered this application and resolved to submit an objection.

In view of the severe flooding in Barnham and Eastergate, the Committee does not believe that the Barnham catchment sewage system will be able to cope with an additional 400 houses. There are grave concerns that Lidsey WWTW is at capacity and note that the NPPF states that Infrastructure comes first. Therefore, enhancement of the wastewater facilities should be completed prior to consideration of supporting this application in line with BEPC Neighbourhood Plan policies ES1a and ES1b (full details below).

BEPC have a standing objection to the Highways Capacity as the re-alignment of the A29 Southern Section will not have been built. In addition to the Highways improvement, more cross links (pedestrian and cycle) Westwards to Westergate Road should be included within the design, particularly at the extremities of the site. This is in line with BEPC Neighbourhood Plan Policy GA2 (full details below).

The committee noted that there are no school spaces in the local West Sussex area and that children will need to be bussed out to Selsey and Crawley. This will add further strain to the highways network whilst continual road closures are in place around the Parish due to the ongoing flooding issues.

Should this application be approved, the committee would expect to see Grampian conditions applied.

The committee noted that this proposed development is not allocated in the BEPC Neighbourhood Plan and that they are of the view that the application goes against the following policies:

ES1a Flooding No development should take place in areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding (see maps in Evidence Base), unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The exception test may have to be applied in accordance with the NPPF. The need for a sequential test does not apply to changes of use or residential extensions. Planning applications within Flood Zones should be accompanied by a site-specific flood risk assessment in accordance with paragraph 167 of the NPPF.

ES1b Reducing Flood Risk All development proposals on undeveloped land (i.e. greenfield) must demonstrate that peak surface water run-off rates and run off volumes from the application site will be returned to pre-development greenfield criteria, as far as reasonably practicable. All development proposals on previously developed land (i.e. brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practical to the greenfield run off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community. Planning permission will only be supported for new development subject to a drainage condition(s) in accordance with ADC standard conditions. **ES1c Sewage** All development proposals must demonstrate that sewage infrastructure cannot release into or be infiltrated by, surface water.

Policy ES2 Watercourses - The opening up of watercourses and their banks for recreation and amenity use is generally supported; but the culverting and the constricting of watercourses and their immediate environs will generally not be supported unless circumstances dictate them to be necessary.

Policy ES3 The Local Gap/Green Infrastructure Corridors - New development, other than the replacement or minor extension of an existing building, will not generally be supported if it fails to preserve the separate identities of Eastergate and Barnham, or causes further physical coalescence of the villages. These objectives are to be delivered through the provision of green infrastructure. Eastergate and Barnham should be protected from a continuous urban

form/ coalescence along the north and south aspects of the B2233. A Landscape and Visual Impact Assessment must demonstrate no diminution of openness of and use from the local gaps.

Policy ES4 Protection of open views - The open views and vistas identified in Appendix B will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

Policy ES10 Trees and Hedgerows AMENDED Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss. Development proposals, where appropriate, should be designed to incorporate biodiversity within and around developments and protect and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which significantly affect sites with existing trees or hedgerows are encouraged to be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. Existing trees and hedges should be planned around in the earliest stages of planning to avoid future problems (e.g. large trees close to houses; root problems by roads, footways, utilities; trees/hedgerows not maintained on private land). Retained hedgerows should be laid and filled-out to improve health and appearance where necessary. (Note: this policy may mean retention of nonnative species, particularly mature/landscape/specimen examples). Hedges should be planted on all boundaries; where timber/masonry boundaries are mandated, these should be screened with hedge planting. Boundary/screening hedges should be on public land for maintenance purposes.. Hedging plants should be mixed native species (see Appendix 6 of the Design Guide for species and plant sizes)

ES14 Development on Agricultural Land - Proposals, save for those allocated in this Neighbourhood Plan and/or the Arun Local Plan, for development, should safeguard the best and most fertile agricultural and horticultural land from development (see Map E) and any proposal which would involve its significant loss should demonstrate: 44 a. The need for the development clearly and demonstrably outweighs the harm; b. It supports the diversification of an existing agricultural enterprise or other land-based rural business; and c. Development of poorer quality agricultural land has been fully considered

ES16 Dark night skies - Development proposals which detract from the unlit environments of the Parish will not be supported. Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds. Unless specifically requested by a statutory consultee, all new roads built as part of a new development will be encouraged to use motion sensitive street lighting

ES17 Singleton and Cocking Tunnels SAC - Proposals for the development of sites which are located within 12km of Singleton and Cocking Tunnels SAC must evaluate whether there is potential for an adverse effect to arise to qualifying species associated with the SAC due to loss of suitable foraging habitat and/or the severance of commuting flight lines, such as in the form of mature tree lines, hedgerows and watercourses. Where such features could be adversely affected, detailed assessment must be undertaken to ascertain whether these are of significance to foraging and commuting Barbastelle bats, and in turn whether the proposals are likely to lead to a significant effect upon the European designated site, either considered alone or in combination with other plans and Post Examination Plan 2021 47 projects. In the absence of such an assessment, features of potential value should be preserved. Care must also be undertaken through development design to ensure that such retained features are not subject to an increase in artificial lighting. Where these corridors are used by roosting feeding or commuting bats, development within 50 metres will be resisted.

Policy GA2 Public Right of Way Network - AMENDED Support will be given to proposals that improve and extend the existing footpath, cycle path and bridleway network to create Public Bridleways, allowing greater access to the village

centres, green spaces and the open countryside for walkers, cyclists and horse riders. The loss of existing footpaths, cycle paths and bridleways will be resisted. Alterations and enhancements to footpaths, cycle paths and bridleways must ensure that they are adequately screened and fenced from existing properties. Development of the strategic site should include the upgrading to cycle path standard of the paths from St Philip Howard School to Eastergate.

Kind regards

Gemma Hindson

Assistant Clerk, Planning and Environment Committee

Barnham and Eastergate Parish Council

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: Thursday, February 15, 2024 5:19 PM

To: Planning [REDACTED]

Subject: Notification of an Environmental Statement AL/11/24/OUT

To: **Barnham & Eastergate Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Application No: AL/11/24/OUT

Registered: 12th February 2024

Site Address: Land East of Westergate Westergate

Grid Reference: 493930 104881

Category:

Description of Works: Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

This Application is the subject of an Environmental Impact Assessment

I am in receipt of the above application, please click the link below to view the Environmental Statement that has been submitted with this application.

[Click here to view documents available on our website](#)

[Click here to view the status of the application.](#)

I would be grateful for your electronic comments made either on line on the website or by emailing back to planning.responses@arun.gov.uk by **31st March 2024**

Please be aware that any comments you may make will be available on our website.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Email: david.easton@arun.gov.uk

Telephone: 01903 737500 ex37361.

PLCONE8 (008) 2020

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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