

From: Nicola Oktay on behalf of Planning.Responses
Sent: 26 February 2025 10:51
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/11/25/PIP

Barnham & Eastergate Parish Council response

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From: Planning [REDACTED]
Sent: 26 February 2025 08:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/11/25/PIP

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Good morning

At a meeting of Barnham and Eastergate Planning and Environment Committee on 25th February 2025, the committee considered this application and resolved to submit an objection.

In view of the severe flooding experienced in Barnham and Eastergate and the ongoing requirement to deploy tankers to Barnham Lane, the Committee does not believe that the Barnham catchment sewage system will be able to cope with the additional 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, ES1b and ES1c (full details below).

The committee also noted the response from Southern Water with regard to planning application WA/111/23/PL for 2 dwellings in the local area in which they strongly advise currently against any additional development of any size in this catchment area as the drainage catchment is overburdened most of the year and any amount of rainfall even in the summer tips the systems over the edge.

The committee consider that these proposed new dwellings would contravene Dark Night Skies policy ES16 (full details below). If given approval, the committee would like to see the inclusion of appropriate sensitive dark skies compliant lighting included within the design.

Due to the location of the site being situated between 2 biodiversity corridors, the committee are of the view that the application goes against environmental policies ES2, ES10, ES15 and ES17 (full details below) and specifically the potential negative impact on the bat population as 13 species (including the rare Bechstein's bat and Alcahoie) bat are known to be present within a 2km radius that could use the proposed application site for foraging and commuting.

The committee object to building outside the BUAB and consider that the proposed development would negatively impact views to the current landscape which goes against policy ES4, Protection of open views (full details below). It was also noted that this proposed development is not allocated in the BEPC Neighbourhood Plan.

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.

ES1c Sewage

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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 ES4 Protection of open views - AMENDED

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. 5.9 Local people value the connection they have with the open countryside surrounding the parishes. The creation of public space within new development does not make up for the loss of open countryside. Views and vistas of special landscapes are not exclusive in being important. Local views play an important role in shaping our appreciation and understanding of our environment, at both liminal and subliminal levels. The existence of particular and familiar views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. In this sense they are locally cherished. Whilst views can become cherished because of the presence of distinctive and important buildings and landscapes, they can also be cherished because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur. It is understood that the new developments proposed for the Parish will diminish many of the views but it is still possible to design the developments to ensure that 'glimpsed' views are retained. Whilst it is accepted that the new developments in the Parish will change views that is not a reason to try to ensure that they are considered when the site layouts are created to ensure that, at a minimum, glimpses of the open vistas are retained. ADC Policy H SP2c states "significant views to and from the South Downs shall be incorporated into the site".

Policy ES10 Trees and Hedgerows

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).

ES15 Green Infrastructure and Ecosystem Services

New development within, or adjacent to the Biodiversity Corridors identified on Map B and Appendix A must assess the impact of development proposals on the natural environment and must not give rise to any significant harm to the integrity or function of the Biodiversity Corridors. Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric, which should be delivered on-site. Where it is not possible to deliver biodiversity net gains on site, developers will be required to contribute to new or restoration projects off site to deliver overall net gains within Barnham and Eastergate. These projects will be expected to provide public access and be subject to an undertaking through S106 agreement or legal contract, that biodiversity management will be maintained for a minimum period of 30 years.

Through good design the corridors should deliver opportunities to:

- a) Sustainably manage land and water environments and manage and mitigate the risk of flooding
- b) Protect and provide more, better and joined up natural habitats
- c) Reduce levels of pollution
- d) Improve opportunities for residents health and wellbeing, such as providing recreational opportunities for walking and cycling if possible
- e) Increase the opportunity to store carbon through new planting or other means
- f) Support the sustainable production and use of food, forestry and raw materials.

5.23 Green Infrastructure corridors such as woodland and well-maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The villages of Barnham and Eastergate each have a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These enhance biodiversity within the parishes and provide important connections between the South Downs and the coast, especially if they are protected and better connected to undeveloped areas in neighbouring parishes to form wildlife corridors. The Green Network Map (see Evidence Base) for the parish shows significant networks for bats, water vole and barn owls. The Bognor Regis Green Infrastructure Framework clearly identifies the need to maintain and enhance the corridors within the Parish. The Bat Activity Transect Survey Report (see Evidence Base) recorded seven species of bat using a corridor between Eastergate Lane and Church Lane for commuting and foraging.

5.24 A number of important seasonal streams, classified by Sussex Wildlife Trust as Chalk Streams, flow through the Parish and form part of an important natural drainage pattern. These streams are classified as Chalk streams, being fed by underground, seasonal springs flowing from the chalk and generally having 'winterbourne' stretches which run dry in late spring / summer. There are a considerable number of these streams within the Parish. Despite a degree of modification they are still of considerable conservation interest. Chalk streams are a priority habitat under the UK Biodiversity Action Plan uncommon even in the UK and rare on an international scale. (See map in Evidence Base)

5.25 The quality of the water from chalk fed springs is critical to their long term conservation and management. Development that affects the water table or that impacts on the quality or quantity within these streams including runoff and disposal of waste water needs to be very carefully considered. 5.26 The Biodiversity Corridors have been located to join up with those identified in the Walberton, Yapton and Ford NP's which will provide a continuous route from wildlife west to east and north to south through the District.

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.

Gemma Hindson
Assistant Clerk, Planning and Environment
Barnham and Eastergate Parish Council

01243 278110

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: Monday, February 3, 2025 08:33
To: Planning <[REDACTED]>
Subject: Planning Consultation on: BN/11/25/PIP

To: **Barnham & Eastergate Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Planning Act 1990
The Town and Country Planning (Permission in Principle) Order 2017(as amended) - Article 5M Representations by Parish Council or Neighbourhood Forum

Permission in Principle

Application No:	BN/11/25/PIP
Registered:	30th January 2025
Site Address:	Land South of Wandleys Lane opposite Wanley Lodge Barnham BN18 0YT
Grid Reference:	495133 106409
Description of Works:	Application for planning in principle for a minimum net gain of 5 No dwellings and a maximum net gain of 7 No residential dwellings with associated access and landscaping.

The Council has received the above Permission in Principle application. Permission in Principle applications are limited to the consideration of the 'in principle' matters of location, land use and amount of development. If approved, other matters would be considered at the technical detail application stage. If you wish to be consulted again at the technical detail stage, you must indicate this in your response as the council is only required to consult if specifically requested. This application needs to be determined within 5 weeks and only has a 14 day consultation period.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 21st February 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Kathryn Welch

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