

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 12 December 2024 10:40  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BN/122/24/HH

Barnham & Eastergate Parish Council response

**Nikki Oktay**  
**Planning Receptionist, Planning Department**

**T:** 01903 737965  
**E:** Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** Planning [REDACTED]  
**Sent:** 11 December 2024 09:09  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>; Aishwarya Reddy <Aishwarya.Reddy@arun.gov.uk>  
**Subject:** Re: Planning Consultation on: BN/122/24/HH

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Good morning

At a meeting of Barnham and Eastergate Planning and Environment Committee on 10th December 2024, the committee considered this application and resolved to submit an objection.

Due to the historic surface water drainage problems in this area, the committee are of the view that the proposed development, which would be built over the existing permeable drive, would have a negative impact on the already insufficient system capacity. This is due to the surface water drainage system at Elm Grove joining to the trunk main from which there have been previous regular problems and goes against BEPC NP policy ES1c Sewage, (full details below).

The committee also considers that the proposed development has the potential to cause loss or adverse impact to existing trees and hedgerows, which goes against BEPC NP policy ES10 Trees and Hedgerows, (full details below).

Furthermore, the committee would like to state that they are of the view that the proposed development extends beyond the front of the building line and is not in keeping with the local area, which is not in line with BEPC NP policy ES5 Quality of design, (full details below).

#### **ES1c Sewage**

All development proposals must demonstrate that sewage infrastructure cannot release into or be infiltrated by, surface water.

#### **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).

#### **Policy ES5 Quality of design - AMENDED**

New residential developments must be of high quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located; integrate with the local landscape and built environment; contribute to and conserve the features which contribute to the distinctive character, pattern and evolution of the landscape. They will be expected to have appropriate regard to the Barnham and Eastergate Design Guide see Appendix D. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic.

5.10 New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place. This is important as the different parts of the villages give rise to differing styles, each with their own local strengths and weaknesses. The Landscape Character Assessment (see Evidence Base) sets out some of the key features that make the two villages unique. Policy H SP2c states that the separate identities of the three villages must be preserved. For this to happen the design of each part of the masterplan must accord to the Design Guide especially as the three sections of the site are to be built by different developers at different times. The Framework Masterplan does not include detailed design guidance, merely high level aspirations.

**Gemma Hindson**

**Assistant Clerk, Planning and Environment**

**Barnham and Eastergate Parish Council**

[REDACTED]

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:** Thursday, October 31, 2024 10:48

**To:** Planning <[REDACTED]>

**Subject:** Planning Consultation on: BN/122/24/HH

**To:** Barnham & Eastergate Parish Council

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

**Town & Country Planning Act 1990 (as amended)**

**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 25**

**Representations by Parish/Town Councils**

### Planning Permission for Works or Extension to a Dwelling

**Application No:** BN/122/24/HH

**Registered:** 31st October 2024

**Site Address:** 43 Elm Grove Barnham PO22 0HL

**Grid Reference:** 495469 105213

**Description of Works:** Erection of front link attached garage and workshop with home office over.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 5th December 2024 . 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.

When the appeal relates to a householder application there will be no opportunity to make further comments.

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

Yours sincerely

Aishwarya Reddy

Planning Officer- Arun District Council

Telephone: 01903 737649

Email: [aishwarya.reddy@arun.gov.uk](mailto:aishwarya.reddy@arun.gov.uk)

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