

Arun District Council, Civic Centre, Mattravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sarah Jolley [REDACTED]
Sent: 30 March 2022 14:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sue Wallsgrove [REDACTED]
Subject: RE: Planning Consultation on: BN/16/22/PL

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At a meeting of Barnham and Eastergate Parish Council Planning & Environment Committee on 22 March 2022, the Committee considered this application and resolved to submit a strong objection. The Committee noted that this is viewed as a Backyard development and is not allocated in the new made BNEG Neighbourhood Plan.

The Committee objected on the basis that they are of the view that the application goes against the following policies in the BNEG NP:

H1 Housing- Permission will be granted within the Plan period for a minimum of 75 homes, on land identified on the Proposals Map (and shown in more detail on maps Proposed Housing sites 1 and 3 (planning permission BN/50/20/PL) and Proposed Housing Site 2), provided that the development meets the requirements of the policies set out in this Plan, the Arun District Local Plan and the Barnham and Eastergate Design Guide. This site was not identified as a site for development during the Neighbourhood Plan process and therefore the application should be refused.

H2 Windfall sites - Residential developments on infill and redevelopment sites within the settlement boundary of Barnham and Eastergate (as shown on Map A) shall meet all of the following factors:

- a. The development complies with the other relevant policies of the Development Plan.
- b. The scale of the development is appropriate to the size, character and role of the settlement.
- c. The landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the Conservation Areas.
- d. The proposal creates safe and accessible environments that offer good access via a range of transport modes.
- e. Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.
- f. The proposal is demonstrated to be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish.
- g. Preference will be given to use of previously developed land within the settlement boundary.
- h. Wildlife, habitat, green corridors, open space and the natural environment must be conserved or enhanced and any development informed by archaeological and environmental surveys before being developed in order to protect and enhance biodiversity.
- i. Some areas in the parish are vulnerable to the risk of flooding; therefore development proposals must clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

This site cannot be considered a windfall site based on the fact that it cannot meet all of the above factors.

H4 Integration of new housing into surroundings - Amended Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and bio-diversity value. Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften their appearance and reduce the impact of pollution and noise (see Design Guide Appendix 6). Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. This should be either:

- to the front of dwellings as an integral part of the new public realm;
- to define green spaces; • to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width.
- Hedgerows and buffers should be maintained as part of the development's communal green space.

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.

ES7 Conserving and enhancing Non-designated Heritage Assets - Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages. All proposals that have the potential to directly or indirectly affect a non-designated asset and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage assets.

ES10 Trees & Hedgerows- Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboriculture, 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 non-native 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). Post Examination Plan 2021 41

All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures.

Long term maintenance provision (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and replanting works

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.

GA4 Parking and new development - Development proposals will be supported only if they include the maximum level of off-street parking consistent with the most current standards. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.

Sarah Jolley
Assistant Clerk (Planning) Barnham & Eastergate Parish Council
[REDACTED]

Office hours: Tuesday, Wednesday and Thursday 10am – 2 p.m. at Barnham Community Hall. I can also be contacted by phone on [REDACTED] but do only respond during my core hours so if I don't answer please leave a message.

Outside of these hours if your matter is urgent please contact the Clerk via email: [REDACTED]
pc@arun.gov.uk

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

Sent: 01 March 2022 08:19

To: Sarah Jolley [REDACTED]

Subject: Planning Consultation on: BN/16/22/PL

To: **Barnham & Eastergate Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 25 Representations by Parish/Town Councils

Planning Permission

Application No: BN/16/22/PL
Registered: 28th February 2022
Site Address: Land to the rear of Clare Court 67 Barnham Road Eastergate PO22 0EP
Grid Reference: 495622 104632
Description of Works: Erection of 4 No dwellings with associated car parking. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 31st March 2022 . 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://acp.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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737500 x37445

Email: amber.willard@arun.gov.uk

PLCONSULT (ODS) 2020

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

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