

From: Elaine Walby on behalf of Planning.Responses
Sent: 01 April 2026 12:15
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/34/26/PIP

PL- Rep- Barnham & Eastergate Parish Council response

Please redact

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From: Planning
Sent: 31 March 2026 16:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/34/26/PIP

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Good afternoon

Barnham and Eastergate Planning and Environment Committee have considered this application via email as per their terms of reference 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 during 2024, 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 is potentially in conflict with environmental policy ES17 (full details below) and specifically the potential negative impact on the bat population as 13 species (including the rare Bechstein's bat and Alcaethoe) bat are known to be present within a 2km radius that could use the proposed application site for foraging and commuting.

The committee note that the proposed development is outside the BUAB and is not allocated in the BEPC Neighbourhood Plan and that any proposed development should conform to policies ES3, ES4 and ES10. (Full details below).

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

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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

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

Policy ES3 The Local Gap/Green Infrastructure Corridors - AMENDED

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 - 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.

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 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).

ES15 Green Infrastructure and Ecosystem Services - NEW

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. 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.

Kind regards

Gemma

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

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: Thursday, March 12, 2026 09:18
To: Planning <[REDACTED]>
Subject: Planning Consultation on: BN/34/26/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/34/26/PIP**
Registered: 10th March 2026
Site Address: Land to the rear of Watermead Yapton Road Barnham PO22 0BQ
Grid Reference:
Description of Works: Application for permission in principle for a minimum net gain of 2 dwelling to a maximum net gain of 3 No dwellings.

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 and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 31st March 2026 . You can also monitor the progress of this application through the Council web site:

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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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