

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Planning [REDACTED]
Sent: 21 May 2025 15:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/46/25/PL

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Good afternoon

At a meeting of Barnham and Eastergate Planning and Environment Committee on 20th May 2025, the committee considered this application and resolved to submit an objection.

The committee are of the view that, although the site is included in the Barnham and Eastergate Neighbourhood Plan, it is clearly stated in the Housing Policy H1 (full details below), that developments will only be supported if they meet the requirements of the plan. As this proposed development is only relative to the northwestern corner of the designated plot it can only facilitate vehicular access onto Wandleys Lane. Section 9.5 (full details below) states that ‘the use of Wandleys Lane or Eastergate Lane as a vehicular access will not be supported’. The committee therefore cannot support the proposed development as it is not in line with BEPC NP policy H1, section 9.5.

The committee noted particular concerns around the safety of pedestrians, cyclists and horse riders. Wandleys Lane is an ancient lane, which is narrow in design. Vehicles have to give way to pass at various points and it does not feature a continuous footpath. It is therefore not possible to install a safe walking route from the proposed new development to the pavement on Fontwell Avenue for residents to access bus stops and local amenities on foot. The committee would like to see the whole site come forward as one application to allow for the safe access as was envisaged in the BEPC NP. This would furthermore be consistent with requirements to improve footways, footpaths and cycleways and promote the use of walking and cycling routes as cited in section 3.12.

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

Policy 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.

Site 3 Land west of Fontwell Avenue

The Neighbourhood Plan allocates the land for a mixed development of 42 dwellings. (This land was brought forward through the NP process and consulted upon at Reg 14. The LPA approved a planning application (REF BN/50/20/PL) before the Plan was submitted at Reg15. However the LPA has previously stated that development granted planning permission after the allocation was made can be counted towards the parish allocation).

9.5 The land south of Wandleys Lane was put forward after the Call for Sites closed. It has been included because the Parish wishes to positively plan for housing and feels that the site would be lost if the applicant went to appeal and the opportunity to develop the site as one cohesive entity with access from Fontwell Avenue would be missed. The use of Wandleys Lane or Eastergate Lane as a vehicular access will not be supported.

Footpaths and Cycleways

3.12 Walking is an everyday part of village life. There is an existing network of pavements, footpaths, bridleways and a cycle trail linking Felpham to Barnham and Walberton that provide good travel round the villages and increasing access to farmlands for cyclists and walkers. These are all heavily used and well supported by both residents and visitors alike. Residents would like to see further foot and cycle access to the countryside.

**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: Wednesday, April 16, 2025 10:03
To: Planning [REDACTED]
Subject: Planning Consultation on: BN/46/25/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/46/25/PL
Registered: 8th April 2025
Site Address: Land South of Wandleys Lane Eastergate PO20 3SE
Grid Reference: 495021 106282
Description of Works: Application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application 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.

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 23rd May 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://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

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Email: amber.willard@arun.gov.uk

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