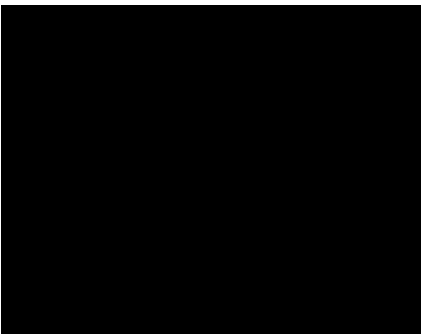


PL- Rep- Barnham & Eastergate Parish Council response



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Our priorities...



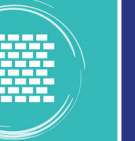
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: Planning [REDACTED]
Sent: 03 June 2026 07:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/57/26/HH

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Good morning

At a meeting of Barnham and Eastergate Planning and Environment Committee on 26th May 2026, 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 policies ES1a Flooding, ES1b Reducing flood risk and ES1c Sewage, (full details below).

Furthermore, the committee would like to state that they are of the view that the proposed development extends beyond the established building line, is not in keeping with the local area and would negatively impact the street scene. This is not in line with BEPC NP policy ES5 Quality of design, (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 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 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

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: Wednesday, May 20, 2026 10:18
To: Planning [REDACTED]
Subject: Planning Consultation on: BN/57/26/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/57/26/HH
Registered:	13th May 2026
Site Address:	43 Elm Grove Barnham PO22 0HL
Grid Reference:	495469 105213
Description of Works:	Erection of single-storey extension to front elevation of existing dwelling.

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.

Should you have any comments to make, these should be sent by replying to this email by 18th June 2026 . 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.

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

Silvie Steiningerova

Planning Officer- Arun District Council

Telephone: 01903 737702

Email: silvie.steiningerova@arun.gov.uk

PLCONSULT (ODB) 2020

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

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