

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 June 2026 08:33
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/64/26/PL

Please upload email to BN/64/26/PL, planning, consultee response, BNP

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From: Planning [REDACTED]
Sent: 12 June 2026 08:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/64/26/PL

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Good morning

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.

Due to the ongoing flooding issues in the parish, the Committee are of the view that 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 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. However, they acknowledge that it is classified as a Brownfield site and would therefore not be a permanent loss of green space if it were to be granted approval. The Committee furthermore, appreciated the inclusion of the 3 smaller 2-bed terrace properties in the layout. They were also of the opinion that if the reasons for the above stated objections can be overcome, the development could be a positive enhancement for the local area as it is currently occupied by dilapidated buildings.

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.

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.

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

[REDACTED]

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: Wednesday, May 27, 2026 13:03
To: Planning <[REDACTED]>
Subject: Planning Consultation on: BN/64/26/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/64/26/PL
Registered:	27th May 2026
Site Address:	Hill View Eastergate Lane Eastergate PO20 3SJ
Grid Reference:	494858 106055
Description of Works:	Demolition of existing dilapidated commercial sheds and the erection of 9 No dwellings and associated car parking and landscaping (resubmission following BN/83/26/PL). 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 25th 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.

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

PLCONSULT (ODB) 2020

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