

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

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From: Sarah Jolley [REDACTED]
Sent: 06 July 2022 10:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/65/22/PL

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At a meeting of Barnham and Eastergate Parish Council Planning and Environment Committee Meeting on 21 June, the committee resolved to submit an objection to this application. The Committee's reasons for their objection are as follows:

1. It is outside of the Barnham and Eastergate built-up area boundary
2. It is against the following neighbourhood policies:
 - 2.1 **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.

- 2.2 ES10 Trees and Hedgerows-** 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[1]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)
- 2.3 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 assets and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset. Fontwell Avenue Eastergate Wandleys Lane Eastergate Eastergate Lane Eastergate Church Lane Eastergate Barnham Road Eastergate Barnham Lane Barnham Lake Lane Barnham Yapton Road Barnham Church Lane Barnham Highground Lane Barnham Fattening Ground Lane Barnham (this is a farm track) Brook Lane Barnham (this is now a cycle track) Hill Lane Barnham Post Examination Plan 2021 39 Non-designated Heritage Assets are defined as: Areas of Character Buildings or Structures of Character Our Non-designated Heritage Assets include: 1. Buildings or Structures of Character as designated by the LPA in 2005 2. Areas of Character as designated by the LPA in 2005 3. Buildings or Structures of Character detailed in Appendix C 4. A new Area of Character based around Church Lane, Barnham see Appendix C
- 2.4 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.
- 2.5 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.

The Committee are concerned about the access and egress to the site and would welcome the Arun Tree Officers recommendations. The Parish Council also noted that they would not like to see any further trees removed in this area and feel that it is critical that all trees are protected in this area.

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.gov.uk

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

Sent: 08 June 2022 08:34

To: Sarah Jolley [REDACTED]

Subject: Planning Consultation on: BN/65/22/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/65/22/PL
Registered:	7th June 2022
Site Address:	Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
Grid Reference:	494923 106106
Description of Works:	Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

The Council have received the above application.

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

This application has been identified as CIL Liab. 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 7th July 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

Maria Tomalova

Planning Officer- Arun District Council

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