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From: Sarah Jolley [REDACTED]
Sent: 23 June 2022 14:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sue Wallsgrove [REDACTED]
Subject: RE: Planning Consultation on: BN/68/22/PL

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At a meeting on 21 June 2022 of Barnham and Eastergate Parish Council Planning and Environment Committee, the Committee considered this application and resolved to submit an objection.

The Committee's reasons for objection are as follows:

1. It is outside of the built-up area boundary
2. It is against the following made Neighbourhood Plan Policies
 - a. **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

- b. **ES1A Floor Risk-** 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.
- c. **ES4 Protection of open views-** 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.
- d. **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). Post Examination Plan 2021 41 All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures. Long term maintenance provision (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and replanting works
- e. **ES16 Dark 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.

- f. **ES17 Singleton and Cocking Tunnels**- 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.

3. There is a TPO on all the trees on this site (TPO BN/120)
4. Lizard Landscape Ltd have stated that there is no Door Mouse habitation or bat activity on the site, but the Parish Council strongly disagree. It has been confirmed that there is door mouse habitation and Brown Long Ear Bat population at the Dandara Site which is adjacent to this site.
5. Eastergate Lane is part of the green corridor.
6. This proposed development is close to the A29 re-alignment route.

Sarah Jolley
Assistant Clerk (Planning) Barnham & Eastergate Parish Council

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]

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

Sent: 23 May 2022 13:49

To: Sarah Jolley [REDACTED]

Subject: Planning Consultation on: BN/68/22/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/68/22/PL
Registered: 23rd May 2022
Site Address: Land adjacent to Wayside Eastergate Lane Eastergate PO20 3SJ
Grid Reference: 494836 106052
Description of Works: Erection of 4 x 4 bedroom houses. 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 details](#)

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 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://app.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

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

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