

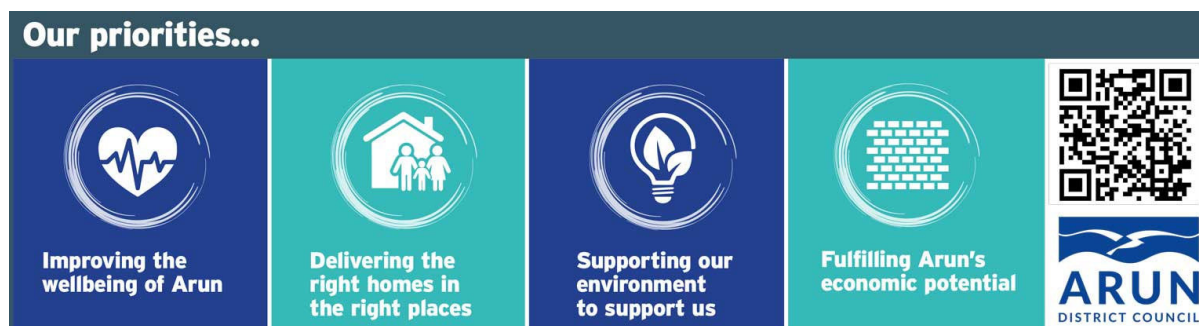
[REDACTED]

Barnham and Eastergate Parish Council response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Planning [REDACTED]
Sent: 16 September 2025 16:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/96/25/PL

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Good afternoon

At a meeting of Barnham and Eastergate Planning and Environment Committee on 2nd September 2025, the committee considered this application and resolved to submit an objection.

This site is situated in flood zone 3 and as such the Committee consider that any development would reduce the surface water capacity in an already extremely vulnerable area. This has been evidenced by the severe flooding and the continued 24/7 presence of tankers for long periods of time during spells of heavy rainfall within 650m of the proposed development site. The Committee are therefore of the view that this application goes against BEPC Neighbourhood Plan policies 1a, 1b and 1c (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.

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, August 27, 2025 13:33
To: Planning <[REDACTED]>
Subject: Planning Consultation on: BN/96/25/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/96/25/PL**
Registered: 26th August 2025
Site Address: Land West of Brookside Highground Lane
Grid Reference: 495593 103800
Description of Works: Demolition of existing barn to be replaced by a new barn within the existing footprint. This application is in CIL zone 3 (zero rated) as other development.

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 25th September 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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