

## Barnham and Eastergate Parish Council response to planning application **BN/97/25/PL**

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

The Committee consider that their response to application BN/61/25/PL is still valid and would like to reiterate their concerns in objection to this revised application.

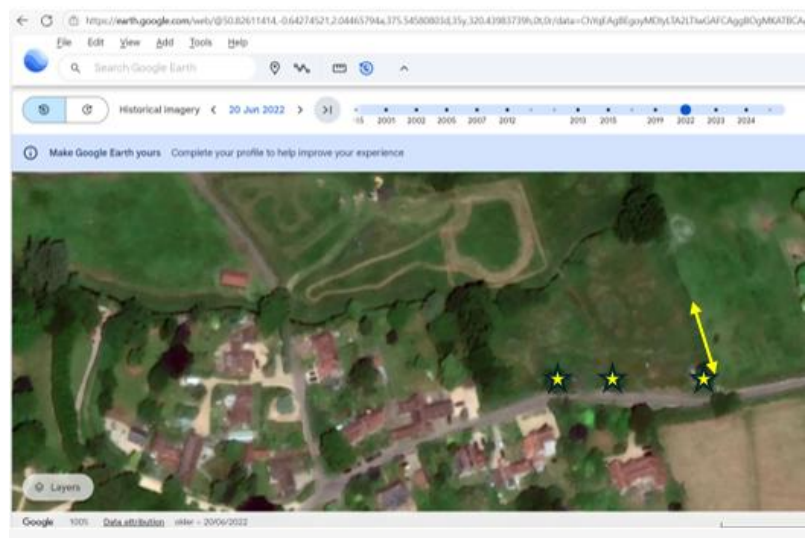
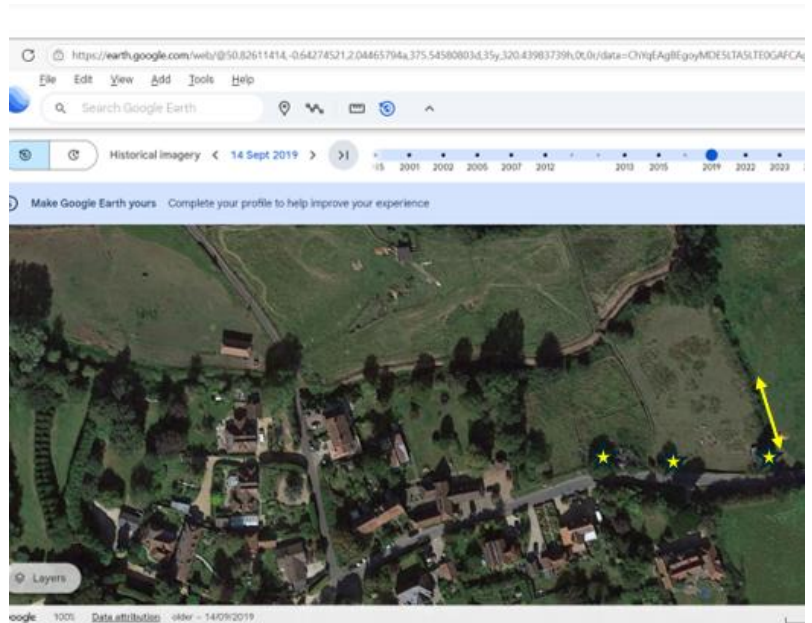
The Committee note that the proposed site is located in flood zone 3. Paragraph 170 of the NPPF states that *inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)*. The committee believe that the proposed development on this site would increase the flood risk in the local area. This is evidenced by the severe flooding in Barnham and Eastergate in the autumn and winter of 2023-2024 which saw the continued 24/7 presence of tankers on Barnham Lane as well as residents having to vacate their homes due to sewage flooding in the neighbouring Marshall Close adjacent to the rife. The Committee is therefore of the view that appropriate flood risk measures cannot be achieved in line with BEPC Neighbourhood Plan policies ES1a, ES1b and ES1c (full details below).

Due to the semi-rural location of the site in a conservation area the committee do not consider that the proposed development is in keeping with the character of the area. They also stated concerns that the roots of the non-native hedgerows could have a negative impact on the flint wall, one of the notable heritage features. Furthermore the site is situated within the designated biodiversity corridors of the Parish and as such the committee are of the view that the application goes against BEPC NP environmental policies ES10, ES15 and ES17 (full details below). In addition it was noted that the committee could not support the proposed reduction of the Public Right of Way as this is in contradiction of BEPC NP paragraph 3.5 relating to Environment and Habitats.

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.

The committee object to building outside the BUAB and noted that this proposed development is not allocated in the BEPC Neighbourhood Plan.

The BNG habitat assessment was undertaken in 2025, however the Environment Act 2021 requires a baseline habitat assessment of the land as it was in 2020. The BNG metric should therefore be recalculated using the statutory date and incorporate habitat values for the trees and hedges present at that time. This is verifiable via Google Earth aerial imagery historic maps – see adjacent screenshots showing trees and hedgerow in situ between 2019 and 2022.



## 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 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 nonnative 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)

## ES15 Green Infrastructure and Ecosystem Services

New development within, or adjacent to the Biodiversity Corridors identified on Map B and Appendix A must assess the impact of development proposals on the natural environment and must not give rise to any significant harm to the integrity or function of the Biodiversity Corridors. Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric, which should be delivered on-site.

Where it is not possible to deliver biodiversity net gains on site, developers will be required to contribute to new or restoration projects off site to deliver overall net gains within Barnham and Eastergate. These projects will be expected to provide public access and be subject to an undertaking through S106 agreement or legal contract, that biodiversity management will be maintained for a minimum period of 30 years. Through good design the corridors should deliver opportunities to: a) Sustainably manage land and water environments and manage and mitigate the risk of flooding; b) Protect and provide more, better and joined up natural habitats; c) Reduce levels of pollution; d) Improve opportunities for residents health and wellbeing, such as providing recreational opportunities for walking and cycling if possible ; e) Increase the opportunity to store carbon through new planting or other means; f) Support the sustainable production and use of food, forestry and raw materials

#### 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.

[REDACTED]

Barnham & Eastergate Parish Council response





[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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<https://www1.arun.gov.uk/planning-application-finder>



**Our priorities...**

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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**From:** Planning [REDACTED]  
**Sent:** 16 September 2025 11:39  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Re: Planning Consultation on: BN/97/25/PL

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Good morning

Please see attached the response from Barnham and Eastergate Parish Council.

Kind regards  
Gemma

**Gemma Hindson**

**Assistant Clerk, Planning and Environment  
Barnham and Eastergate Parish Council**

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**Sent:** Friday, August 29, 2025 10:33  
**To:** Planning ██████████  
**Subject:** Planning Consultation on: BN/97/25/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/97/25/PL  
**Registered:** 28th August 2025  
**Site Address:** Land off Church Lane Barnham  
**Grid Reference:** 495780 103800  
**Description of Works:** Change of use of land from agricultural use to residential use, creating 4 No permanent private gypsy plots with associated parking, landscaping and facilities. This application affects a Public Right of Way, may affect the setting of a listed building, affects the character and appearance of the Church Lane, Barnham Conservation Area and 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 2nd October 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

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