

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Millview
Yapton Road
Barnham
Bognor Regis
West Sussex
PO22 0BA

13th January 2020

Dear Sir,

Ref:- Planning Application BN/128/19

Proposed development of 70 bed nursing home and 14 bed assisted living accommodation on land adjacent to Highfield House, Yapton Road, Barnham

We are submitting this letter of **OBJECTION** to the above planning application for the following reasons.

This a green field site, of good agricultural land being currently used for the grazing of farm animals such as sheep and horses. This is NOT a brown field site as is many of the other proposed development sites within the Barnham area. Once built on this land will never be able to be turned back to agricultural use and will be lost forever.

As residents in this road we are only too acutely aware of the high volume of traffic along this road especially at peak times during the morning and evening periods and the school runs, and how difficult it is for local residents to enter and exit their properties safely, many having to reverse with extreme care into their driveways, for access from Yapton Road. Also, although the speed limit is 30mph much of the traffic far exceeds this limit therefore causing a safety issue for other road users and pedestrians using the narrow roadside footpath on the north side of the highway. The new access junction into the new development will only exacerbate the existing problems on this road and the new nursing home would considerably contribute to numerous extra vehicles using Yapton Road, accessing it in an already busy and dangerous location at a new junction. Nursing Homes by their very nature generate continuous vehicle movements be it staff cars, visitors, deliveries, waste collections, NHS Staff and Emergency Vehicles. This will be on top of the traffic generated by the extra 100 plus new homes that are about to be built in Yapton Road. This will also cause more noise and pollution for the residents. This proposed application is in an area outside of the defined built-up area boundary as specified in the Arun District Local Plan and would only minimise the already fast shrinking strategic gap between Barnham and Yapton.

This field is not earmarked for development in the Barnham and Eastergate Neighbourhood Plan.

The scale and location of the proposed development would have an adverse impact on the visual amenities of the character and location of the area Contrary to Policies GEN3 and GEN7 of the Arun District Local Plan 2003, Policies C SP1, SD SP2 and LAN DM1 of the Proposed Submission Local Plan 2011 -2031, Policy H2 of the Barnham and Eastergate Neighbourhood Plan and the core principles as set out in Paragraph 17 of the National Planning Policy Framework which seeks to protect the Countryside.

The Proposed development is out of place and not in keeping with the surrounding rural setting and historic location.

In storm situations we have seen the sewers flood into the road in this location and the connection of another large development will only add to the overloading of the local drainage system.

The pedestrian access from the facilities in Barnham to this site is poor with a single file footway in places next to a busy road causing safety issues for all ages of pedestrians.

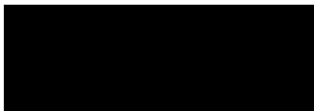
The development is shown on the proposed plans to be two storey and will be screened by a new hedge that will be planted in a position back from the existing hedge which would take many years to mature and become established as an effective screen, to the detriment of the local residents living across the road from the new development.

This type of development will need twenty four hour external lighting introducing light pollution into an area with no existing street lighting, which will be to the detriment of the local residents living on the opposite side of Yapton Road.

The car park capacity of the proposed development is fairly minimal only allowing for basic staff parking and a few visitors, this doesn't allow for peak relative visiting periods such as special events laid on by the nursing home to encourage relatives to visit and special holiday times such as Easter and Christmas. Yapton Road is not a safe road to use for overflow parking and the nearest possible overflow parking is Barnham Village Hall which is a long way to walk to the proposed Nursing home along a single footway path.

A smaller development of only ten bungalows was refused planning permission in 1987 on the grounds of traffic issues etc. Obviously, traffic volume has grown significantly since then and the previous application was for a far smaller density of dwellings. A proposed development of thirty dwellings was refused planning permission in 2015 on various grounds which are still relevant to the latest development proposal, many of which have been mentioned above. The local medical services e.g. Doctor surgeries and Hospitals find themselves under greater pressure than ever before and are not being expanded to allow for the extra population with the ever increasing high medical needs that developments such as these will create. Because of all the above significant valid points we feel this development should definitely **NOT** be approved.

Yours sincerely,



Jeffrey Haine (Mr)

Jane Haine (Mrs)

