



From: Clerk [REDACTED]
Sent: 20 January 2020 10:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/128/19/OUT

At a meeting of the Planning & Environment Committee of Barnham and Eastergate Parish Council held on Tuesday 7th January the Committee resolved to submit an objection to the above application but also agreed to seek the views of the Full Council to the objection prior to submission. The Full Council supported the proposed objection, with an additional comment, at the meeting held on 14th January and I am now submitting the following objection to this application:

The Barnham and Eastergate Neighbourhood Plan policy CLW1 Supporting Independent Living states that new independent living and care homes will be supported provided that the design, and scale of the development are in keeping with the character of the location and impact of the amenity of surrounding residential properties is acceptable. This application does not meet this policy on many aspects.

The land identified is in a rural location that currently provides a gap between the villages of Barnham and Yapton – which the B&E Neighbourhood Plan 2020 will seek to protect to prevent the coalescence of the two villages and the loss of which would impact the rural character of the village. The nature of the development would have an adverse visual impact on the street scene. The amount of additional traffic that such development would generate (taking into account residents, staff, visitors, deliveries) would be unacceptable, in addition to the two currently approved applications for 38 dwellings and 95 dwellings along the same stretch of Yapton Road. The type of facility would mean traffic movements at all times of day and night.

The need to light the site would have a detrimental impact on surrounding properties who currently have no street lighting and potentially on wildlife behaviour and habitats. The site is too far from local amenities for the type of residents that would be accommodated (the latest draft Design Guide states that residential property should not be more than 15 minutes from central village facilities). The need for such a facility has not been proved and contradicts ADC policy HMD2 because it is not in a built up area and as already stated is not close to local amenities (Windmill Shopping does not have the appropriate useful shops as stated) and the bus service only runs during the day six days a week at 2 hourly intervals.

Due to the significance of this application and as the Full Council had received a presentation on the proposals previously the Committee sought the Council's support to the objection they proposed to submit. The Council supported the objection but asked that the following comment be added:

Despite this parish council's strong objection on policy grounds should ADC be minded to approve the application the Council would wish to see mitigation measures included as enforceable conditions on the developer. These would include funding the widening of the footpath as far as feasibly possible in the vicinity of the application; and to also provide financial support for community facilities in the area in addition to CIL payments.

Alison Crabb

Clerk, Barnham & Eastergate Parish Council

Office hours: Tuesday, Wednesday and Thursday 9.30 a.m. – 1 p.m. at Barnham Community Hall at other times I can be contacted by email: [REDACTED] where a message can be left if I don't answer.

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

Sent: 02 January 2020 10:34

Subject: Planning Consultation on: BN/128/19/OUT

To: Barnham & Eastergate Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article

5 - Article 23 Representations by Parish/Town Councils

Outline Consent

APPLICATION NO: BN/128/19/OUT

Registered: 6th December
2019

Site Address: Land Adjacent to Highfield House Yapton Road Barnham PO22 0AZ

Grid Reference: 496644 104062

Description of Works: Application for Outline Planning Permission for development of 70 bed Care Home and 14 Assisted Living Bungalows with associated car parking, landscaping and access - Departure from the Development Plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 06-FEB-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Amy Myer who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton
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