

Sandra Lowton
Flints, Yapton Road,
Barnham
BOGNOR REGIS
West Sussex
PO22 0BA

Your Ref: OWPC25508
Our Ref: BN/128/19/OUT 06-12-2019
Please ask for:
Amy Myer

27th January 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

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.

Land Adjacent to Highfield House Yapton Road Barnham

Thank you for your internet representation made on 25th January 2020 which has been recorded as **'an objection'** with the comments as follows:

This field is not earmarked for development in either the Local Plan or the Neighbourhood Plan. It is outside the built up area of the village and is in the gap that is to be maintained between Barnham and Yapton villages. To erode the gap would lead to an urban sprawl from Westergate through to Yapton and the five villages would lose their rural feel.

Regarding ADC Policy HDM2 (Independent Living and Care Homes), the proposed development is not in a built up area, is not appropriate in scale or design to the local context, and is not easily accessible by foot or public transport to local community and social facilities.

It is an over development of the site with 4 two storey blocks as well as assisted living bungalows. The footway to Barnham shops is narrow, 'single file' in places, the Windmill Shopping Village specified in the supporting documents consists only of artisan specialist shops, the doctors surgery is in Yapton village, the bus service mentioned in the supporting documents is maximum 2 hourly, with no evening or Sunday service. The site is NOT suitable for assisted living.

This is a speculative proposal with no service provider identified and no way of knowing how many staff, visitors, delivery vehicles, how many traffic movements would be generated and how many parking spaces would be required. It would be a 24 hour facility to the detriment of residents living opposite who currently enjoy NO STREET LIGHTING.

There are already 2 nursing homes in the village, and 2 sets of flats for the elderly as well as many bungalows - all within the built up area and close to amenities. Nursing homes are proposed within the new housing developments at Fontwell Avenue and at Yapton plus there are already homes in Westergate, Aldingbourne, Yapton and Walberton.

Many residents living opposite the site have to back into their properties at busy times and are concerned at the increase in traffic especially when the new housing at Barnham and Yapton has been built - not included in the traffic survey submitted with the application.

Personally, we live next to Rose Cottage which blocks our view as we exit our property and we have to use TWO mirrors to see oncoming traffic - not easy when it is raining and cars do not have their lights on.

Finally, BN/12/15/PL saw the second refusal for housing on this field - the reasons for refusing this proposal are, in my view, even stronger. I would like the opportunity of addressing the Planning Committee if officers do not recommend its refusal.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning