

Isabel Thurston  
Rose Cottage  
Yapton Road  
Barnham  
PO22 0BA

**Your Ref:** OWPC25521  
**Our Ref:** BN/128/19/OUT 06-12-2019  
**Please ask for:**  
Amy Myer

28th January 2020

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

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

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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

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Thank you for your internet representation made on 27th January 2020 which has been recorded as '**an objection**' with the comments as follows:

*The application contradicts Policy HDM2 for Care Homes, as it is not in the Built Up Area, not easily accessible by foot and not appropriate in scale or design to the local context. The site is a rural paddock - much of the grazing land in the area has been taken by development and this is one of the few places sheep can graze.*

*There is no local need for a Care Home at this location: large new facility at Fontwell, one being built at Westergate, both within a short distance; and several smaller homes in Barnham and Yapton. There is no care provider assigned for this Home, it is simply a speculative application on a site where housing has previously been rejected.*

*It is not suitable for Independent Living as there is very little public transport, the pavements are undulating and narrow all the way to Barnham, the Windmill Shopping Centre mentioned has no shops except for a pet shop and picture framing.*

*The site is outside the built up area boundary - this development would cause individual settlements to coalesce as the field is one of the last 'gaps' along the road. Here you can see the 'long view' to the Downs (SDNP) which is a valued feature of our landscape. As you approach from either direction, you see ahead the old characterful cottages and windmill with an open space which is part of their setting. The Barnham Neighbourhood Plan, currently being revised, will seek to create an Area of Special Character here. The care home is too large in construction and would be higher than the surrounding buildings, since the land is raised above the level of the road. It is no consolation to residents that in 15 years they would be hidden by trees.*

*My house, Grade 2 Listed Rose Cottage is important to the street scene and has historical significance, having been a cider house on the route from Yapton to Barnham and beyond, it has stood on the site since 1750. It is a survivor from a past age and must be valued, including the setting of open aspect in front, even though the lane is now a busy road.*

*Highways - Yapton road already carries a high volume of traffic. Testing was done at peak times, but the traffic is continuous, stopping only at night. The developers have not considered the extra impact of 120 houses due to be constructed down the road, not to mention huge volumes generated by extra housing in Yapton. Volume and speed of traffic impacts hugely on residents' quality of life and this development would mean an increase of traffic including deliveries and emergency vehicles at anti social hours.*

*Noise pollution will therefore also be a problem, as will light pollution. I chose a semi rural area to live in and value the dark sky at night. I do not want the road to be lit up, since this will give an inappropriate suburban feel to the area. It is also a corridor for bats, who are always around my cottage. They are disorientated by light, and this is one of the new*

*areas they can get through from the woods at the fringe of the National Park.  
Finally, the pressure on the foul drainage system will be excessive, coupled with the demand from the new housing nearby.*

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](http://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