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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 10 February 2020 12:15

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BN/128/19/OUT - Land adj Highfield House (MAJOR APP) - POLICY COMMENTS

Hi there

Please can you add the below comments onto the file and label as 'Policy team comments'

Thanks

Amy

From: Kevin Owen <Kevin.Owen@arun.gov.uk>

Sent: 07 February 2020 16:21

To: Amy Myer <Amy.Myer@arun.gov.uk>

Cc: Charlotte Hardy <Charlotte.Hardy@arun.gov.uk>; Donna Moles <Donna.Moles@arun.gov.uk>; Kathryn Banks <Kathryn.Banks@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>; Nicki Faulkner <Nicki.Faulkner@arun.gov.uk>; Richard Sherman <Richard.Sherman@arun.gov.uk>

Subject: RE: BN/128/19/OUT - Land adj Highfield House (MAJOR APP) - POLICY COMMENTS

The Local Plan Policy Team has the following observations:-

The site is identified within the HELAA as a Not considered Deliverable Site due to lack of evidence on ownership and promotion for development following attempts to contact owner/promoters in 2019 to update the HELAA according to the Government's definition of 'deliverable' (NPPF 2019 Annex 2: Glossary).

There are no Local Plan allocations or designations affecting the site. The site is outside of the BUAB and by definition in the countryside so Policy C SP1 Countryside and also Landscape Character LAN DM1 Protection of Landscape Character may apply. The settlement does not appear to be in any defined strategic gap although the pattern of linear development and separation of Barnham and Yapton may be a consideration.

There are a number of listed buildings in the vicinity – immediately south of Yapton Road e.g. Rose Cottage (GII) so heritage considerations in relation to setting may need to be taken into account.

There do not appear to be any Neighbourhood Plan designations or allocations affecting this site.

The authority does not currently have a 5 year housing land supply. The Neighbourhood Plan was made in 2014. Paras 11d. and 14 a) therefore need to be considered.

K rgs

K

Kevin Owen | Planning Policy Team Leader , [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 06 February 2020 12:09
To: Kevin Owen <Kevin.Owen@arun.gov.uk>
Subject: BN/128/19/OUT - Land adj Highfield House (MAJOR APP) - POLICY COMMENTS

Hi Kevin,

I note we do not appear to have received comments from the Policy team re this application.

I am due to assess the application next week and discuss with my Manager/Neil, so please can I have these comments by COB tomorrow/Friday 7th Feb?

My initial thinking is: contrary to countryside policy, but may benefit from presumption in favour of sustainable development (since its in an environmentally sustainable location, and would have social and economic benefits of providing local employment and care home facilities) so this needs to be weighed against any other adverse impacts i.e. impact on openness of countryside and character of semi-rural setting

It will be good to have your team's thoughts on this

Many thanks
Amy

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