

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 February 2021 08:52
To: Planning Scanning
Subject: FW: BN/142/20/OUT - Land South of Barnham Station
Attachments: 050221 -Response to ADC (BEPC).pdf

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From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 15 February 2021 15:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/142/20/OUT - Land South of Barnham Station

Please could you upload the following e-mail and attachment to the application folder BN/142/20/OUT as correspondence from the applicant?

Thank you

Raymond Cole

Principal Planning Officer
Directorate of Place

T: 01903 737598
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From: Adam Ross <[REDACTED]>
Sent: 05 February 2021 16:52
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: BN/142/20/OUT - Land South of Barnham Station

Raymond

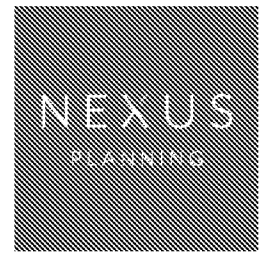
I hope you are well.

Please find attached a letter with regard to the above application, further to the objection submitted recently by Barnham & Eastergate Parish Council. We trust that this is of some assistance.

We would welcome a discussion with you relevant to this application at your earliest convenience.

Have a good weekend.

Adam



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Raymond Cole
Arun District Council,
Civic Centre,
Maltravers Rd,
Littlehampton,
West Sussex,
BN17 5LF.

05 February 2021

Our Ref: AR/34862

Your Ref: BN/142/20/OUT

Dear Raymond

RE: Application Ref: BN/142/20/OUT – Land south of Barnham Station, Barnham

I write in relation to the above application for outline permission for the development of up to 200 homes on Land south of Barnham Station (**“the Site”**) and, specifically, in the light of the recent objection submitted by Barnham and Eastergate Parish Council (**“BEPC”**). I do not seek to respond individually to all of the points raised in BEPC’s letter but, to assist you, there are a few issues where I wanted to provide further clarity.

Green Gap / Green Infrastructure Corridor

The BEPC letter states that the Site forms part of an identified ‘Green Infrastructure Corridor’ and makes reference to ‘Policy G1 SP1’. For clarity, these seem to be references to an Arun District Council document published in 2012 - now demonstrably out of date following the adoption of the Arun Local Plan in 2018. Importantly, the Site is subject to no such designations in the adopted Local Plan.

Emerging Policies of the B&E Neighbourhood Plan

The BEPC letter identifies a series of policies within the emerging Barnham & Eastergate Neighbourhood Plan with which the application proposals purportedly conflict.

London	Birmingham	Manchester	Reading
=====	=====	=====	=====

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The emerging neighbourhood plan is at an early stage in planning terms and, importantly, is subject to significant unresolved objections. These include objections relevant to matters including the proposal to extend the Area of Special Character (which does not meet the relevant local or national criteria), the proposed equestrian business policy (which does not accord with national policy), and the process by which housing sites have been identified (which does not comply with relevant policy or legislative requirements).

These purported conflicts are not, therefore, matters to which material weight can be given.

Highways / Flooding

The BEPC letter refers to a series of highway and drainage issues. As you will be aware, our highways and drainage consultants are liaising with their counterparts at West Sussex County Council, Arun District Council and the Environment Agency and additional information, to address any outstanding issues, will be submitted very shortly to demonstrate that there are no unacceptable issues in this regard.

Lack of a Sustainability Appraisal

I do not propose to comment upon the general allegations in the BEPC letter as to the unsustainability of the Site, given that it is within walking distance of Barnham village centre and railway station.

There is, however, a statement that no Sustainability Appraisal has been carried out by the applicants and a suggestion that is a deficiency in the proposals. Sustainability Appraisal is of course a specific process associated with the production of planning documents – not a process relevant to planning applications – and accordingly, one would not expect such a document to have been produced / submitted. The necessary suite of technical documents to justify the proposed development have been submitted.

Statement of Community Involvement (SCI)

The BEPC letter states that the tone of the submitted SCI is “misleading” – implying that as long as the Parish Council was offered a community orchard that it would not object to the proposals.

We would like to apologise to the BEPC for any misunderstanding in this regard.

The accurate position is that set out at paragraphs 3.9 and 3.10 of the submitted Planning Statement which we quote below for ease of reference:

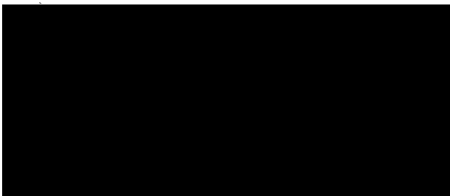
“ 3.9 A presentation was given to Barnham and Eastergate Parish Council (“the Parish Council”) on the 24th September 2020. The presentation provided an opportunity for the Parish to better understand the emerging proposals, the public consultation carried out and to comment upon the emerging masterplan.

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3.10 The Parish Councillors were clear that they objected to the principle of housing development on the Site. However, notwithstanding this, they did start to engage with the emerging proposals and, for example, welcomed the proposed allotments and recommended the additional inclusion of a community orchard (something that we have included in the Proposed Development)."

I trust that these clarifications are helpful. If you require any further information to assist you, please do get in touch.

Yours sincerely,



Adam Ross
Executive Director

