

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 December 2021 08:24
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/147/21/OUT

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Sarah Jolley
Sent: 20 December 2021 20:22
To: Planning.Responses
Subject: RE: Planning Consultation on: BN/147/21/OUT

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Hello

Due to COVID restrictions the Planning & Environment Committee cancelled the meeting scheduled for 14th December when this application was on the agenda and therefore considered the response via an email exchange as permitted under the Terms of Reference for the Committee.

The Committee resolved to submit an objection as follows:

The site was identified as acceptable during our Neighbourhood Plan Review process for the original 42 dwellings as currently approved for development. However, this application for a further 8 dwellings on the same site is

not allocated in the BNEG NP with post Examination modifications (recommended that ADC Full Council 'make' the Plan in January 2022) and is therefore unacceptable and not required to meet our housing allocation. In addition, the Committee are of the view that any additional homes on this site would be unacceptable due to the traffic impact on the A29 Fontwell Avenue, the connectivity to the village, in particular the current condition of the footpaths, and many other environmental issues.

Specifically the application goes against the following policies in the BNEG NP with post Examination modifications (recommended that ADC Full Council 'make' the Plan in January 2022)

GA2, Public Right of Way Network - Support will be given to proposals that improve and extend the existing footpath, cycle path and bridleway network to create Public Bridleways, allowing greater access to the village centres, green spaces and the open countryside for walkers, cyclists and horse riders. The loss of existing footpaths, cycle paths and bridleways will be resisted.

Alterations and enhancements to footpaths, cycle paths and bridleways must ensure that they are adequately screened and fenced from existing properties.

Development of the strategic site should include the upgrading to cycle path standard of the paths from St Philip Howard School to Eastergate.

H1, Housing - Permission will be granted within the Plan period for a minimum of 75 homes, on land identified on the Proposals Map (and shown in more detail on maps Proposed Housing sites 1 and 3 (planning permission BN/50/20/PL) and Proposed Housing Site 2), provided that the development meets the requirements of the policies set out in this Plan, the Arun District Local Plan and the Barnham and Eastergate Design Guide.

The following specifics must be addressed as part of any planning proposal for new residential development:

1. New development must attain a HQM minimum 3 to 4 star rating at final stage certificate and Level 4 in the 'My Footprint' indicator.
2. 2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where they do not harm the historic semi-rural character of the villages. Examples would include but would not be limited to:
 - a. siting and orientation to optimise passive solar gain;
 - b. the use of high quality, thermally efficient building materials;
 - c. installation of energy efficiency measures such as loft and wall insulation and double glazing;
 - d. the use of low carbon heating systems.

3. High-quality imaginative design including permeable surfaces for pedestrians, cyclists and vehicles with visually robust outdoor spaces-giving a sense of place and sense of orientation;
4. Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, areas for re-wilding, links to the biodiversity buffers and wildlife corridors, and which softens the impact of the built form;
5. All mature trees, hedgerows and green corridors within the site are retained unless their removal is essential, and then only the minimum should be removed to facilitate an efficient development layout - any removals must be mitigated with replacement species in keeping with surroundings;
6. Provision of affordable housing in line with the prevailing ADC policy, which should include a range of tenures and types including shared ownership, social rent and starter homes as based upon Parish needs. A portion of the affordable housing is to be delivered through a Community Land Trust;
7. Proposals for market housing of 5 or more dwellings should demonstrate that evidence of local need for older persons housing is reflected in the type and mix of homes proposed.
8. Proposals must respect and enhance the built character of the Parishes and their high-quality countryside setting. Innovative and contemporary designs must be complementary to their context and must meet the requirements of the Barnham and Eastergate Design Guide;
9. A hierarchy of linked routes and space that are people-centred, permeable, relate to local facilities and which provide parking and cycle rack provision that makes a positive contribution to the setting of buildings and which provides connectivity to and from the strategic housing site to the west of the parish;

H4, Integration of new housing into surroundings - Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and bio-diversity value.

Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften their appearance and reduce the impact of pollution and noise (see Design Guide Appendix 6).

Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. This should be either:

- to the front of dwellings as an integral part of the new public realm;
- to define green spaces;
- to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width.
- Hedgerows and buffers should be maintained as part of the development's communal green space. 9.7 It is important that any new housing does not feel like an add-on to the new villages but is fully integrated in to the community and its facilities and into the rural setting. This will be helped by good design that reflects the character of the surrounding area and protects the natural environment.

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H5, Outdoor space – Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.

The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area as specified in the Barnham and Eastergate Design Guide, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

Please note that these policies are all part of the current Plan but have been modified and strengthened in the new Plan to be 'made' in January 2022.

In addition the Council now has a Design Guide as part of the new Plan that should be considered when any application comes forward for potential approval.

Kind regards

Sarah Jolley
Assistant Clerk (Planning) Barnham & Eastergate Parish Council
[REDACTED]

Office hours: Tuesday, Wednesday and Thursday 10am – 2 p.m. at Barnham Community Hall. I can also be contacted by phone on [REDACTED] but do only respond during my core hours so if I don't answer please leave a message.

Outside of these hours if your matter is urgent please contact the Clerk via email: [REDACTED]
[REDACTED]

From: [REDACTED]

Sent: 19 November 2021 15:51

To: Sarah Jolley [REDACTED]

Subject: Planning Consultation on: BN/147/21/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 25 Representations by Parish/Town Councils

Outline Consent

Application No: BN/147/21/OUT
Registered: 19th November 2021
Site Address: Land West of Fontwell Avenue Fontwell Eastergate PO20 3RX
Grid Reference: 494655 106139
Description of Works: Outline application with all matters reserved (except access) for the erection of up to 8 No. dwellings.. This application also lies within the parish of Aldingbourne.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 23rd December 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

[Redacted Signature]

[Redacted Address]

PLCONSULT (ODS) 2020

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