

From: Esme Sparrow [REDACTED]
Sent: 04 February 2022 09:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Lorna O'Carroll [REDACTED]
Subject: RE: BN/147/21/OUT - Consultee Comments

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Hi Simon,

Thank you for these comments, I have passed them onto the applicant team.

Please find attached our response to the comments made by Barnham and Eastergate Parish Council in relation to this application.

Many thanks,
Esme

Esme Sparrow
Planner, Strategic Planning



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 26 January 2022 15:38
To: Esme Sparrow [REDACTED]
Subject: RE: BN/147/21/OUT - Consultee Comments

Dear Esme,

Please see comments below in response to your queries:

Contamination

ADC database shows a historic landfill/former gravel pit in the area where Wandleys lane joins the A29 (where 'Dell House' is on the Location plan provided by the applicant) which presents a risk to ground waters and risks of ground gasses. I recommend the contaminated land condition is relevant.

Noise

The noise assessment provides a specification for glazing and ventilation however, the fittings and frameworks are also contributory to effective sound insulation. Without verification there is a risk that the noise assessment is complied with but the noise level criteria is not met. I therefore request that a verification report be submitted after completion of the works to demonstrate the recommended mitigation measures meet the sound reduction performance criteria detailed in the noise assessment.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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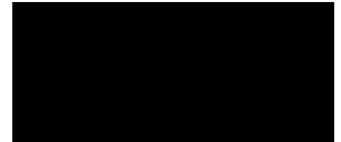
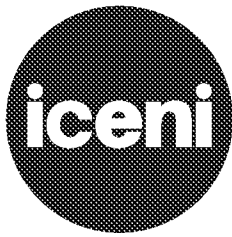


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Iceni Response to Barnham and Eastergate Parish Council Consultation Response –
BN/147/21/OUT: Land West of Fontwell Avenue, Fontwell, Eastergate, PO20 3RX

We have reviewed the response provided by Barnham and Eastergate Parish Council (BEPC) outlining objections in respect of the proposed development at Land west of Fontwell Avenue, our responses and comments to the matters raised in the letter are set out below.

Grounds of Objection

The response focuses on four areas as reasons for objection:

1. Development Principle – the proposal is above the allocated 42 units in the Barnham and Eastergate Planning Neighbourhood Plan
2. Unacceptable traffic impact on the A29.
3. The connectivity to the village, particularly the condition of the footpaths.
4. Environmental Issues

We address these matters in turn below and provide justification to demonstrate how these reasons for objection are not justified and how the proposals comply with planning policy.

Development Principle

BEPC state the subject site was identified as acceptable for development of 42 units which has already been approved under planning application BN/50/20/PL, therefore, this proposed development of 8 units is not required to meet the Parish's housing allocation, it is therefore considered in conflict with the Barnham and Eastergate Neighbourhood Plan (BENP), which was made at Arun District Council (ADC) Full Council in January 2022. It should however be noted due to the Council having a housing land supply of under 3 years paragraph 14 of the NPPF which considers proposals that conflict with a neighbourhood plan would not apply and the application should therefore be determined by the NPPF's presumption in favour of sustainable development; given this is highly sustainable site this application should therefore be approved.

Despite this presumption, consideration has been given to Policy H1 of the BENP for further clarity. ADC have allocated 75 dwellings to the Barnham and Eastergate Parish as outlined in Policy H1 of the Neighbourhood Plan, although BEPC have allocated over the 75 dwellings in the Neighbourhood Plan, Policy H1 is explicit these 75 units are a "minimum figure". It is our understanding that Policy H1 relates to the housing land supply of the Arun District and in this wider context of Arun the housing supply shortfall is significant, hence the Council cannot demonstrate a five-year housing land supply.

It should also be noted the site was considered as part of the wider Land west of Fontwell Avenue site in the Site Assessment Report prepared to support the Barnham and Eastergate Neighbourhood Plan in March 2020 (ref: NEWEG2), this assessment was for 50 dwellings; given the Land west of Fontwell Avenue site now has permission for 42 units these proposed 8 units would align with the assessment for 50 units. Planning permission has also recently lapsed for an application to provide one dwelling at the southern part of the site (ref: EG/23/15/PL), therefore the net uplift on this site would be 7 dwellings.

The Annual Monitoring Report (January 2022) identified the housing supply to be 2.42 years and the Housing Delivery Test – 2021 measurement highlighted the Council has underdelivered on their housing target over the three previous years (65%). In this context it is clear the proposal for 8 dwellings would contribute to the local housing needs of the wider District, which can be sustainably accommodated at Land at West of Fontwell Avenue; the sustainable location of the site is confirmed by the allocation and subsequent planning permission on the land immediately to the north of the site and the planning permission which was granted on the southern part of the site for one dwelling (ref: EG/23/15/PL) in 2015. Given this, although BEPC have met their housing allocation within their Neighbourhood Plan the housing shortfall is viewed as a whole across the Arun District and therefore, this site would sustainably contribute towards the District's significant shortfall in housing as per the context of policy H1 in BEPC Neighbourhood Plan.

Unacceptable Traffic Impact on the A29

BEPC argue the additional 8 units would be unacceptable due to the traffic impact on the A29 Fontwell Avenue. It should be noted West Sussex County Council (WSCC) Highways have been consulted on this application and confirmed "the proposal is likely to add around 4 additional two-way trips in the AM and PM peak hours, this is not a significant lift in levels". Therefore, the proposal constitutes a very limited impact in terms of traffic. As stated in the submitted Transport Assessment the trips generated by the site are modest and are anticipated to be easily absorbed onto the local highway network due to the strategic nature of surrounding highway network which is subject to thousands of vehicles per day. Therefore, the proposed development will not have a significant impact on the operation of the surrounding highway network and would therefore not have a unacceptable traffic impact on the A29.

Connectivity to the Village

It is stated in the BEPC response the proposed scheme is unacceptable due to the lack of connectivity to the village and reference is made to the poor standard of footpaths. The site is located within a short walking distance of the local facilities in Fontwell and circa 1.6km walking distance from a larger array of facilities in Westergate and Eastergate which includes a nursery, secondary school, sports centre, post office, doctor's surgery and convenience store, as confirmed in the planning permission immediately to the north. It should be noted the routes to local services to the north of south of the site benefit from a gentle topography as well as continuous footways which are supported by dropped kerbs, tactile paving and pedestrian refuge islands to allow for the safe crossing of pedestrians and is therefore an attractive route on the pedestrian desire line. Hence the site is very sustainably connected to the local villages and the pedestrian routes are considered to be sufficient and safe.

Further to this pedestrians of the proposed development would benefit from the formal pedestrian crossing (dropped kerbs, tactile paving and pedestrian refuge island) being delivered as part of the consented 42 unit scheme's to the north. This further ensures that users of the proposed development have safe access onto Fontwell Avenue and the wider pedestrian network and therefore the shops and services provided in the wider villages.

Environmental Issues

The response from BEPC also refers to the development being unacceptable due to environmental issues, however no details are provided on this matter. All relevant statutory consultees have been consulted for this application including, Arun District Council Greenspace and Environmental Health, Chichester District Council Environment Officer and Natural England all of which confirmed there are no environmental issues with the proposed development at this site.

Conclusion

This note has provided sufficient justification to respond to the comments made by BEPC detailing their concerns regarding the development principle in terms of housing need, transport matters and environmental issues at Land West of Fontwell Avenue.

It has been demonstrated, in the context of severe under delivery of housing within the District, these reasons for objection are not justified and the proposals fully comply with planning policy. The proposed scheme would provide a contribution to meeting the housing needs of the wider District in the short-term. Hence, overall the reasons for objection set out by BEPC are not material reasons for the refusal of this proposed scheme at Land west of Fontwell Avenue.