

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

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From: Sarah Jolley [REDACTED]
Sent: 30 March 2022 13:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sue Wallsgrove [REDACTED]
Subject: RE: Planning Consultation on: BN/21/22/PL

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At a meeting of Barnham and Eastergate Parish Council Planning & Environment Committee on 22 March 2022, the Committee considered this application and resolved to submit a strong objection. The Committee noted that this site is not allocated in the new made BNEG Neighbourhood Plan and is therefore unacceptable and not required to meet our housing allocation. In addition, the Committee noted that the increase in traffic that would be generated from this development would have a negative impact on the villages.

The Committee objected on the basis that they are of the view that the application goes against the following policies in the BNEG NP:

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. This site was not identified as a site for development during the Neighbourhood Plan process and therefore the application should be refused.

Policy H2 Windfall sites - Amended Residential developments on infill and redevelopment sites within the settlement boundary of Barnham and Eastergate (as shown on Map A) shall meet all of the following factors:

- a. The development complies with the other relevant policies of the Development Plan.
- b. The scale of the development is appropriate to the size, character and role of the settlement.
- c. The landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the Conservation Areas.
- d. The proposal creates safe and accessible environments that offer good access via a range of transport modes.
- e. Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.
- f. The proposal is demonstrated to be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish.
- g. Preference will be given to use of previously developed land within the settlement boundary.
- h. Wildlife, habitat, green corridors, open space and the natural environment must be conserved or enhanced and any development informed by archaeological and environmental surveys before being developed in order to protect and enhance biodiversity.
- i. Some areas in the parish are vulnerable to the risk of flooding; therefore development proposals must clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

EE2 Retention of employment land- Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses will not be supported, unless it can be shown that the existing use is no longer economically viable. Typically this would mean that the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed. This proposal sees the redevelopment of a previous community service and is therefore not supported as per this policy.

ES7 Conserving and enhancing Non-designated Heritage Assets - Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages. All proposals that have the potential to directly or indirectly affect a non-designated assets and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage assets.

ES5 Quality of design- New residential developments must be of high quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located; integrate with the local landscape and built environment; contribute to and conserve the features which contribute to the distinctive character, pattern and evolution of the landscape. They will be expected to have appropriate regard to the Barnham and Eastergate Design Guide see Appendix D. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic. The impact on this particular area with the additional traffic movements the development will produce is not acceptable and despite the developer saying they will not increase. The Barnham Road is already over trafficked as our VAS data collection shows and to add to this on a daily basis would be unacceptable.

ES10 Trees and Hedgerows- Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss.

Development proposals, where appropriate, should be designed to incorporate biodiversity within and around developments and protect and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Proposals which significantly affect sites with existing trees or hedgerows are encouraged to be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

Existing trees and hedges should be planned around in the earliest stages of planning to avoid future problems (e.g. large trees close to houses; root problems by roads, footways, utilities; trees/hedgerows not maintained on private land).

Retained hedgerows should be laid and filled-out to improve health and appearance where necessary. (Note: this policy may mean retention of non[1]native species, particularly mature/landscape/specimen examples). Hedges should be planted on all boundaries; where timber/masonry boundaries are mandated, these should be screened with hedge planting. Boundary/screening hedges should be on public land for maintenance purposes.

Hedging plants should be mixed native species (see Appendix 6 of the Design Guide for species and plant sizes). Post Examination Plan 2021 41

All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures.

Long term maintenance provision (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and replanting works.

ES17 Singleton and Cocking tunnels- Proposals for the development of sites which are located within 12km of Singleton and Cocking Tunnels SAC must evaluate whether there is potential for an adverse effect to arise to qualifying species associated with the SAC due to loss of suitable foraging habitat and/or the severance of commuting flight lines, such as in the form of mature tree lines, hedgerows and watercourses. Where such features could be adversely affected, detailed assessment must be undertaken to ascertain whether these are of significance to foraging and commuting Barbastelle bats, and in turn whether the proposals are likely to lead to a significant effect upon the European designated site, either considered alone or in combination with other plans and Post Examination Plan 2021 47 projects. In the absence of such an assessment, features of potential value should be preserved. Care must also be undertaken through development design to ensure that such retained features are not subject to an increase in artificial lighting. Where these corridors are used by roosting feeding or commuting bats, development within 50 metres will be resisted.

ES16 Dark night skies- Development proposals which detract from the unlit environments of the Parish will not be supported. Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds. Unless specifically requested by a statutory consultee, all new roads built as part of a new development will be encouraged to use motion sensitive street lighting.

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

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: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 10 March 2022 10:36

To: Sarah Jolley [REDACTED]

Subject: Planning Consultation on: BN/21/22/PL

To: Barnham & Eastergate Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 25 Representations by Parish/Town Councils

Planning Permission

Application No: BN/21/22/PL

Registered: 10th March 2022

Site Address: The Hollies 84 Barnham Road Eastergate PO22 0ES

Grid Reference: 495759 104587

Description of Works: Demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works. This application affects the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 14th April 2022. 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

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020

<http://www.arun.gov.uk>

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