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Save the environment - think before you print.

From: Clerk [REDACTED]
Sent: 17 June 2020 09:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/50/20/PL

At a meeting of the Barnham and Eastergate Parish Council Planning & Environment Committee held virtually on Tuesday 9th June 2020 the Committee agreed to submit an Objection to the above application on the following grounds: the site is in conflict with the made Barnham and Eastergate Neighbourhood Plan and specifically in relation to policies of that Plan as detailed below.

In addition, the Committee deems this application to be premature. As part of the ongoing review of the Neighbourhood Plan to identify sites to meet an additional requirement for housing from ADC, at its meeting on 24th March 2020 the P&E Committee resolved to put this site forward as one of three sites on which the Neighbourhood Plan review team would continue to assess viability through the Strategic Environmental Assessment process and in discussion with the land agents/owners. The review team (whose work has been necessarily delayed by Covid-19 lockdown) is due to present its findings to the P&E Committee in June / July 2020 when consideration will be given to the final sites to be consulted on at Reg14 later in the year.

ES1
"New development...will not be supported without clear evidence provided of there being no flood risk" - NP review team identified flooding to the east of this site as a constraint; in addition local knowledge/residents confirm the junctions of both Level Mare Lane and Wandleys Lane both risk flooding;

ES10
"Development that damages...trees or hedgerows of...amenity value will not be supported" - in addition to our principle to protect, preserve and enhance green assets in the parishes, and the impact on wildlife of developing this

site, this relates to our objective of avoiding coalescence and protecting the semi-rural character of Eastergate; note ADC Tree Offer, Mark Warwick's report on BN/128/19/OUT (Refused) that states: "Roadside hedgerow and trees contribute greatly to the character of the area and their future growth and influence should be a major consideration in designing a site layout."

GA1

"New developments should...provide access to public and community transport" - no provision.

GA2

This application does not "support or extend the existing footpath and cycle path network".

CLW4

"The provision of Allotments will be supported" - the Council has identified a strong and as yet unmet community need for allotments and would like to see land included in the site for such provision.

H3

"No more than 25% of the housing units to be provided should have one or two bedrooms" when a site is more than 400 metres walking distance from a village centre. The application is for 42 dwellings to be built approx. 855 metres from Eastergate centre - 4 x1 bedroom; 12 x 2 bedrooms; 22 x 3 bedrooms; 4 x 4 bedrooms; thus 38% of this application is 1 and 2 bedroomed dwellings and the application fails to meet this Policy.

Alison Crabb

Clerk, Barnham & Eastergate Parish Council

Office hours: Tuesday, Wednesday and Thursday 9.30 a.m. – 1 p.m. at Barnham Community Hall at other times I can be contacted by email: [REDACTED] or by phone on [REDACTED] where a message can be left if I don't answer.

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

Sent: 19 May 2020 09:20

To: Clerk [REDACTED]

Subject: Planning Consultation on: BN/50/20/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/50/20/PL

Registered: 18th May 2020

Site Address: Land west of Fontwell Avenue Fontwell Avenue Eastergate PO20 3RX

Grid Reference: 494714 106230

Description of Works: Demolition of existing structures onsite & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

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 18th June 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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 (008) 2020

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