

From: Simon Davis
Sent: 28 July 2020 11:01
To: Planning Scanning
Subject: FW: BN/50/20/PL | Fontwell Avenue | Response to Barnham and Eastergate Parish Council
Attachments: BN.50.20.PL - Response to Barnham and Eastergate Parish Council.pdf

Please add to BN/50/20/PL as Application Correspondence labelled as "Agent Response to Parish Council Comments"

From: Maddi Simpson [REDACTED]
Sent: 28 July 2020 09:26
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Leona Hannify [REDACTED]
Subject: BN/50/20/PL | Fontwell Avenue | Response to Barnham and Eastergate Parish Council

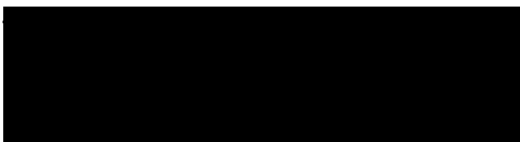
Morning Simon,

Please see attached our response to the objection and comments raised by Barnham and Eastergate Parish Council.

Please let me know if you have any queries on this. We'll also send a copy over to the Parish.

Thanks,
Maddi

Maddi Simpson
Planner, Planning

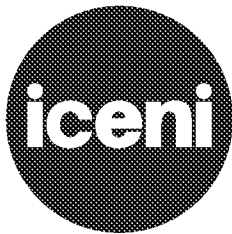


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London EC1N 8FH

Simon Davis
Arun District Council
Civic Centre
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West Sussex
BN17 5LF

28 July 2020

Dear Simon,

RESPONSE TO BARNHAM AND EASTERGATE PARISH COUNCIL OBJECTION TO PLANNING APPLICATION AT THE LAND WEST OF FONTWELL AVENUE REF: BN/50/20/PL

The team have been considering the comments raised by the Parish Council alongside their objection to the application and consider that the scheme complies with the aforementioned Neighbourhood Plan policies.

The Barnham and Eastergate Neighbourhood Plan was approved following a referendum on July 2nd, 2014. The Plan is now out of date and in need of revision to align it with the newly adopted Arun DC Local Plan and updated national planning policy. As such the Parish Council agreed at a meeting on 14th May 2019 to establish a Review Group under the Planning & Environment Committee.

Call for Housing Sites was undertaken in 2019 to identify sites within the Parish to meet the housing requirement allocated within the Arun Local Plan. A Site Assessment Report prepared by Process Matters on behalf of the Barnham and Eastergate Neighbourhood Plan Team has been published, which considers the application Site (Land west of Fontwell Avenue (Northfields Cottage)) to be "suitable for further consideration". The site represents 3 of the 5 sites submitted as part of the Call for Sites taken forward for further review.

Reside have engaged with the Parish Council throughout the initial stages of the review. The Parish are still at early stages of preparing the updated Neighbourhood Plan and therefore the proposals must be assessed against the most up to date national and local planning policy. The Council cannot currently demonstrate a five year housing land supply, and given the Local Plan is more up to date than the Neighbourhood Plan, the contribution that the scheme will make in meeting the housing requirement in particular attracts significant weight in favour of the proposal.

We have reviewed the specific concerns raised by the Parish Council and wish to clarify a number of matters, as set out in turn within the table below.

NP Policy	Parish Council Comment	Team Comment
ES1 - Flooding, drainage and new development	"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	The scheme is supported by a full Flood Risk Assessment and Sustainable Drainage System scheme. The site is located in Flood Zone 1, where development is considered acceptable and WSCC Flooding have raised no objection to the scheme.

	Mare Lane and Wandleys Lane both risk flooding.	It is to our understanding that given the location of the flooding on Fontwell Avenue, it would appear to be a blocked highway drain causing a small area of local flooding which is wholly unrelated to the subject proposal.
ES10 – Trees and Hedgerows	"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."	We explored extensively with WSCC highways the potential to access the site from Level Mare Lane; however, this was not possible. As such, some tree removal is necessary to accommodate the access and sightlines. From an early stage, Reside recognised the importance of the avenue of trees and engaged the services of an excellent landscape consultant to produce a high-quality landscape scheme, including a replacement tree and hedgerow scheme for Fontwell Avenue. The proposed removal of the existing trees must not be seen standalone, but must be read with the replacement scheme, which includes higher quality trees and hedgerow specimens which results in a small net benefit overall. The design team are engaging with the Council's Tree Officer to ensure he is satisfied with the proposals.
GA1 – Connection to sustainable transport	"New developments should...provide access to public and community transport" - no provision.	The policy says that "new developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages." The proposed site is within an accessible location with numerous facilities within a 20 minute walk or 10 minute cycle such as a post office, medical centre, nursery and secondary school. The closest supermarket is a 13 minute walk north of the site. The site benefits from two bus stops on Fontwell Avenue, including one directly opposite the site, with regular services and rail services from Barnham Station, allowing for both local travel and travel further afield. It is therefore considered that the site facilitates easy access to non-car modes of transport. WSCC Highways have confirmed that for local journeys walking or cycling could be a feasible alternative to use if the private car.

		The scheme also includes a comprehensive Travel Plan and therefore is designed to fully integrate with the current green infrastructure network and encourage site users to travel by sustainable modes. Residents of the development would be provided with a free £150 voucher towards cycling equipment/bus passes which would be funded by Reside.
GA2 - Footpath and cycle path network	This application does not "support or extend the existing footpath and cycle path network".	The policy states that "support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the village centres, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted." The scheme proposes to improve the quality of the existing path along Fontwell Avenue, and connect to it. It is proposed that a 2m wide footway would be provided on the southern side of the access and the footway would connect pedestrians to a formal crossing point which will ensure that pedestrians can safely cross Fontwell Avenue when accessing local amenities. The scheme proposes a pedestrian link through the site onto Level Mare Lane, supporting and extending the existing facilities. The application is liable for CIL payments and could therefore contribute to any desired infrastructure schemes.
CLW4 – Provision of allotments	"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.	The Leisure and Landscape Officer has confirmed that no allotment provision/contribution would be required on site. Notwithstanding, the team looked at the potential to incorporate allotments or a community garden. Within the central public green space onsite, the scheme will include areas of edible varieties, including orchard species, berries and herb spices, which can be used by local residents. This will be shown on an updated list of species in the landscape section of the DAS and included as part of the detailed planting scheme which will be conditioned.
H3 – Housing Mix	"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	The application is meeting the Local Plan requirements, which is more up to date than the Neighbourhood Plan policy.

	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.	
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The scheme has the potential to deliver significant economic, social and environmental benefits to support the creation of a strong and vibrant community that is sustainably located close to existing local services.

A range of benefits will be delivered during the construction phase and once the new homes are complete and occupied. Community Infrastructure Levy payments are required, a portion of which will go to the Parish Council, to help fund infrastructure, facilities, and services, such as schools or transport improvements.

The scheme will provide other benefits for the local community including delivering a suitable mix of smaller and family size units to help create a balanced community. This includes providing 13 new affordable homes which provides an opportunity for households such as young families to own or rent a home. The proposals represent a well-designed, high-quality scheme that will provide a good living environment for these future residents whilst improving connections to the wider area.

Given the scheme complies with the aforementioned Neighbourhood Plan policies along with delivering substantial benefits, we trust that the Parish Council will be in a position to lift their objection to the planning application. If you require any further information or would like to discuss any matters further, please do not hesitate to contact myself, mobile: [REDACTED] or my colleague, Leona Hannify, mobile: [REDACTED]

[REDACTED]

Maddi Simpson
PLANNER