



On 1st September, Barnham & Eastergate Parish Council Full Council resolved to submit a no objection response, subject to the following areas of concern being addressed.

These concerns were discussed on 27th August between Parish Council representatives and a representative of Redrow (Craig Burden). The Redrow rep. agreed to consider making amendments to their plans to accommodate the aspirations of the PC, which are based on the made and emerging Neighbourhood Plans, and resolve concerns where possible. The Council requests the Planning Officer ensures a discussion takes place with the developers before making a decision on the application.

- Reconsider the design of the current three storey building in southeast corner to a 2.5 storey design (as this contravenes a policy in the emerging Neighbourhood Plan);
- Incorporate design and landscape means to provide 'green glimpses' for the dwellings in the centre of the development;
- Deploy materials sympathetic to the Barnham village setting to provide a sense of place to the standard Redrow designs used – i.e. Redrow confirmed their intention to use local Ibstock bricks, and would review changing the windows so they are not full uPVC; specific attention to be paid to those dwellings to be within sight from Yapton Road;
- Provide further and more detailed information in respect of the proposed landscaping plans for the site including the southern boundary, the SUDS (with native hedging not fencing), and planting of native disease-free trees, shrubs (about which Redrow will collaborate with Sussex Wildlife Trust);
- Lighting during construction and occupation to reflect the Dark Skies policy in the emerging Neighbourhood Plan and reflect the semi-rural setting of the site;
- Increased use of permeable and semi-permeable road surfaces on the site, specifically extending use northwards;
- Discuss with the Parish Council and the Barnham Community Hall Trust how direct access to Murrell's Field and Barnham Community Hall sites can be accommodated to improve permeability and connectivity with existing community.

Other issues were discussed at the meeting but the Parish Council was satisfied with the responses given by Redrow to meet those concerns. These included: entrances to the development – for temporary construction access and for future residents; provision of cycling and footpath link along northern boundary connecting to that planned for the adjoining site to the east; safe landscaping and protection of the SUDS; and flood risk and Southern Water issues.

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:  or by phone on 07565 052617 where a message can be left if I don't answer.



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/84/20/PL
Registered: 29th July 2020
Site Address: Land at Angels Nursery Yapton Road Barnham PO22 0AY
Grid Reference: 496255 104047
Description of Works: Application for variation of conditions imposed on planning reference BN/43/16/PL relating to Conditions 2 (Approved Plans), 8 (Access/Maintenance of Watercourse or Culvert) and 18 (Access and Associated Off-Site Highway Works).

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 on site 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 4th September 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

Michael Eastham

Planning Officer- Arun District Council



PLCONSULT (CDB) 2020

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

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