



Barnham & Eastergate Parish Council
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Your Ref: OWPC23034
Our Ref: EG/22/19/OUT
Please ask for:
Michael Eastham

16th May 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following EG/42/18/OUT).
Boweries Barnham Road Eastergate

Thank you for your internet comments made on 16th May 2019 which has been recorded as **'an objection'** with the comments as follows:

Points of objection

- *The site sits within the Barnham/Eastergate/Westergate Strategic Development (Policy HSP2c of the adopted 2018 Arun Local Plan). The policy requires development to be comprehensively planned and have regard to a masterplan endorsed by the Council. This master-plan is still in development and this application is therefore premature. Both previous Parish Councils attended nearly all the BEWAG meetings and this site has not been represented to the Council's best recollection. If the landowner wants to develop, it is up to them to engage with the master-planning process and not try to ride rough-shod over it with technical NPPF arguments.*
- *The applicant argues that there is no prematurity case however B&E would strongly argue that there is. B&E have submitted into the BEW Master planning Process (see attached) representations that the BEW Master Plan needs to show a contiguous green infrastructure corridor from that shown on the Southern Consortium A29 Consultation proposals, across the B2233 and onwards through the Barratt 'Northern Arc' development. If the Boweries Barnham Road Eastergate PO20 3RT is developed in isolation (i.e. in advance of the BEW master-plan) then the options to provide this corridor across the multiple land ownerships may be severely restricted.*
- *The discussion in the Planning, Design, and Access Statement about the B&E Neighbourhood Plan is using technical/legal/planning argument to ensure that ADC cannot meet the 3 NPPF tests and therefore seek to demonstrate that there is a presumption in favour of development. We are dismayed and irritated that developers and site owners will not engage through BEW Master-planning (BEWAG) or the B&E NP. The B&E NP is due for review this year and we have already started discussion with ADC on the sites to be considered.*
- *Note: This site would not be included in the B&E NP in any circumstance because it is within the BEW Strategic Allocation. The BEW Strategic Allocation Policy must therefore be the sole measure as to the acceptability, or otherwise, of this development.*

Your views will be considered before the application is determined and I shall write to inform you of

any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish.

Neil Crowther
Group Head of Planning