

Mr Richard & Mrs Sydnee Kalinski

30 Marshall Close,

Barnham,

West Sussex,

Po22 0DQ



2nd December 2020

BN/142/20/OUT – Objection to proposed development to the Land South of
Barnham Station

Dear Mr Cole,

We cannot reiterate enough how strongly we object to this proposed development and even more to the proposed access through Marshall Close. We have read the documents attached to the application and would like to make comments to oppose.

The definition of a Close or Cul-De-Sac is 'a street or passage closed at one end', or a 'residential street without through access and we do not want our Close turning into a through road. One of the very reasons we purchased our property was because it is in a Close, Gleeson's are trying to take this away from us which is wrong on every level.

Your Landscape and Visual Impact Assessment states 'Create spaces that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users.' We can tell you that your proposal is very far from promoting the health and wellbeing of existing users. The very thought of you turning our Close into a through road, enduring hundreds of vehicular and pedestrian movements a day, is affecting the mental health of us and other residents. You state that planning policies and decisions should contribute to and enhance the natural and local environment, by 'protecting and enhancing valued landscapes'. How can you justify turning a Cul-De-Sac into a through road, digging up green verges and replacing them with unsightly parking bays and taking away natural green land, to that of enhancing the natural and local environment? Your proposals do nothing of the sort in what is a rural village!

Agreed, the Covid-19 restrictions may have been less in October 2020, however as per Government advice 'if you can work from home, work from home' and the public were generally asked to only take necessary journeys. Many people are doing this; thus, your assessment is flawed as it is not a true reflection of the norm. It also states that the assessment was carried out at a peak time of 4pm. That is a very generalised 'peak time', all local school here finish before 4pm, once again the assessment is not a true reflection of the norm. Cycling is becoming more and more popular and with this it is likely there will be more recorded accidents that involves a cyclist by increased vehicular movement through Marshall Close and Church Lane. On Sunday 29th November I counted 57 cyclists using Church Lane between the hour of 11am and 12noon. On Church Lane, leading up to the junction to Yapton Road

B2233 is not safely negotiable for two cars to pass at the same time, unless both cars are small, many rural residents have the need to drive large vehicles, including agricultural and or equine lorries. It is exceptionally dangerous at the junction both to pedestrians and cyclists, with little to no footway, we know there has been multiple people being clipped with car mirrors. The Murrell Arms has no adjoining pavement and their doors open onto the road directly. You also have not considered the other development being built at the old nursery site and the one towards Yapton, which will further increase traffic. Quite simply by increasing the traffic, the safety of everyone is decreased.

We have a good community spirit in Marshall Close and it is a common occurrence that residents stand and 'chat' safely and without disruption. If our Close turns into a through road, we will lose that. The Travel Plan. 5.3 Off Site Infrastructure Measures, states a scheme of improvements to Marshall Close are proposed. Have you asked us as residents if we feel that it is an improvement? In short no, you have not. Our Close does not need parking bays as we are a Close and roadside parking is adequate for us, we are respectful of each other regarding our parking and vehicle use. We already have to endure commuters using the road to park in all day, visitors to the Murrell Arms also park here if the pub car park is full. It is also unacceptable that the footfall of people will increase past our homes, hugely reducing our privacy and quietness we currently enjoy now.

In the drainage strategy, ultimately it discusses the risk of the proposed new development flooding, however, seems to not understand that the current drainage system cannot cope with water levels in the Barnham Rife, it floods a lot. Our property backs onto the Rife by Barnham Train Station. With only two days of decent rain, we cannot even flush our toilet due to the rise in water level, it is not acceptable to not be able to flush your toilet! The application states the Rife will be channelled through a suitable pipe, we feel strongly this will not be suitable and we will be one of the residents which will have to bear the ongoing misery of having our toilet back up, it is not acceptable. At times of high rainfall, the pumping station in Marshall Close pumps sewage into the Rife, as the sewers cannot always cope.

In relation to the Heritage report, we all live in a rural village for a reason and for us we purchased our property so we could enjoy the views of open agricultural spaces. From the south side of our Bungalow we currently enjoy the views through the trees to and beyond where the proposed development will be situated. There is no moral right in taking this away from us, we DO NOT wish to be boxed in with a housing development and we wish to continue to enjoy the views we see daily on our walks along Church Lane, views of a housing development, we WILL NOT enjoy. The Heritage Statement clearly confirms if the development was to go ahead, it will be detrimental to the Conservation Area.

Our habitat and wildlife, despite any attempt at minimising potential impacts, will still be negatively affected. Why should their homes, forage areas be taken away from them and their lives be put at risk? There may not be actual Badger sets immediately within the vicinity, however they absolutely commute across Marshall Close as they feel safe from harm. How safe are they going to be if the Close is turned into a access point which will be used by HGVs during build phase and then hundreds of vehicular movements a day moving forward, not safe at all! Despite careful lighting, the Bats that are seen within the area will be affected. The area the development is proposed for is frequented often by Bats, they will not want to fly through a built up area and will likely reduce in numbers, the same for the many species of birds that are attracted by the rural environment they feel safe in.

Over recent months it is a fact that Barnham has experienced increased crime and we highlight to you that vehicular break-ins have been frequent, including that of our own vehicle. By developing a new housing site and making the access through our Close it will increase the exposure of our homes and vehicles to criminals as they will know there is further opportunity with more homes to target. We

also have trouble with groups of youths misbehaving, to which we have needed Police support with to manage, making our Close a through road may increase this type of unwanted activity.

There are currently another three proposed developments locally that if planning permission is granted, it would cover the housing requirements for the area, which will in excess meet with the Neighbourhood Plan, building on Grade One farmland is not in the plan. You sent leaflets to us as what feels a half measure attempt of a public consultation, your questions were carefully worded and made it practically impossible to clearly show our objections and it seems unfair to us that you choose to submit your plans during a pandemic, where some of the assessments carried out are not a true reflection of the actual!

Yours Sincerely

Richard and Sydnee Kalinski