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7th December 2020

Graham Fields
Fairlawn, Church Lane
Barnham
PO220DB

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/142/20/OUT
Site Address: Land south of Barnham Station Barnham
Description of works: Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

Thank you for your internet representation made on 5th December 2020 which has been recorded as an objection with the comments as follows:

OWPC31954

Fairlawn
Church lane
Barnham
West Sussex
PO220DB.

Dear sirs,

I would like to formally object to the proposed development at Tars Farm consisting of 200 houses that fall outside of both the current development plan and the development boundary.

The objections to this development are being voiced by the entire community, a project of this scale has no place in this rural village location and will only add to existing drainage and traffic problem that are increasing daily by the accelerating number of new housing developments in the 6 village area.

Having read the documentation that accompanies the proposal I am dismayed by the inaccuracies and assumptions that have been drawn.

The environmental officer once again is only concerned with damage limitation, a policy of pure appeasement, I would have expected this publicly funded department to raise objections to the site not support it, their role is to protect the countryside not to aid in its destruction.

The visual impact assessment is carried out by Aspect Land planning who have been appointed by Gleesens themselves and of course there is no surprise in the conclusion that states that there is "no significant harm to the landscape character"

This site is prime farmland in a beautiful rural location that is being concreted over - No visual harm? Aspect Planning- what colour is the sky on your planet?

The traffic survey is also fundamentally flawed by its severe underestimation of the traffic along the Yapton Road and Church Lane. The traffic census makes scant mention of the Covid pandemic and no mention at all of the commuters that park daily in Church lane and Marshall Close let alone the increase in traffic from the 5,000 homes in the area being built in the coming years.

My main criticism is however on the way this whole proposal has been railroaded through with minimal consultation and feedback forms written in such a way that prevents constructive objections being voiced.

It is obvious why the developer and owner are so keen to pass this through and that is because the mutant housing Algorithm currently being used to provide the country's housing targets will shortly be reviewed and modified by central government. At present the South is expected to provide 161% more housing while the North is seeing its target reduced by 16%. A development of this size and controversy must not be allowed to be pushed through before this imbalance is addressed, failing to do so will consign another huge tract of pasture to housing that is neither wanted or needed and will be a blight on the beautiful conservation area of Church Lane and the surrounding area.

Yours Faithfully
Graham Fields

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.