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9th December 2020

Rebecca Sercombe
12 Marshall Close
Barnham
West Sussex
West Sussex
PO22 0DQ

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 8th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32031

Dear Arun Planning,

I am writing to formally object to the plans to build 200 houses on the land behind Barnham Station and adjacent to Marshall Close.

I understand that the land is outside of the current development plan and the development boundary and as such feel it is an unfair application.

I have concerns that much of the research undertaken to assess the viability of this development is flawed as it was carried out during the Covid 19 pandemic, when traffic and normal day to day life was not as it usually would be. Traffic along the B2233 Yapton Road is heavy and it is often hard to negotiate your way out of Church Lane especially if the local Butcher or Pub is having a delivery. It is especially bad at school run times and after 5pm, your assessments were not carried out at this time so will not have seen the maximum impact of traffic on the village. Church Lane is only wide enough for one vehicle and would not be suitable access for the extra traffic brought with this development and certainly not appropriate access for large construction vehicles.

Barnham Village is just that a 'Village' and its resources are stretched already. In recent years we have seen much development which has increased the population putting further strain on the local Doctors, Schools and Dentists, which are now at capacity. The site at the old Angels Nursery is currently being developed and

will provide more than extra enough housing to Barnham. Residents do not feel any additional development is warranted or needed in the area.

The fields behind the station are Greenfield sites, it is not acceptable to build on this virgin land destroying the habitat of many species of animals and bird life. The area is home to Bats, Badgers, Water Voles and Slowworms to name just a few, not to mention the many species of birds that will be affected if their home is removed. I myself have seen recently in the area a Green Woodpecker, a Heron and various Birds of Prey. Our country side must be protected, not wiped out by greedy land owners hoping to make money from the destruction of local wildlife and open green spaces!

The land outlined is well know for flooding, with the rife often at capacity and residents in Marshal Close unable to flush their toilets after a heavy rain fall. I have witnessed first hand the heart break and loss that that flooding in Marshall Close has caused when neighbours have had to be moved out of their homes as they were under 2ft of water and many of their possessions lost or damaged to dirty water. I have absolutely no desire to ever witness such destruction again. I fear that the development of houses on this land will once again endanger current residents and put Marshall Close at risk of flooding.

In the last year crime in Barnham has increased, the addition of more houses I will I fear add further pressure to the local Police and put current residents in a more vulnerable position due to more passing traffic and extra foot fall past our houses.

Lastly, Marshall Close is just that, a Close. It is a quiet friendly, semi rural neighbourhood where children are able to play safely on the green area and dogs can be exercised with out fear of traffic. This would be lost and this would be at a great detriment to existing residents. Many of the residents in the Close have been here for many many years and our way of life is threatened by this large development on our doorstep. Overall I can not think of one positive out come if this were to go ahead.

Regards

Rebecca Sercombe

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 including your name and address 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>.

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.