



Arun District Council
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11th December 2020

Michael Camps
The Lodge
Barnham Court
Church Lane, Barnham
Bognor Regis
PO22 0BP

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 10th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32123

I have the following comments:

1. The site is not identified for development in the Arun D.C. local plan;
2. I do not believe the site would meet the HELAA Sustainability Appraisal test. I have asked the developer for a copy of the appraisal which has not been forthcoming.
3. Barnham & Eastergate parishes have ended up 15% of Arun D.C.'s Local Housing Plan with only 3% of its total population; the developer should be looking elsewhere and at Brownfield sites in particular.
4. There is an application to register the north end of Church Lane as a conservation area; this proposal is entirely at odds with that.
5. There is the potential for 500 cars to be moving on and off the site at various times of the day. The access on to Church Lane and then on to Yapton Road is completely inadequate for that.
6. This will entirely ruin the views of many over rural fields and put yet further fields under concrete leading to

further problems with draining and flooding in the area.

7. In view of the forthcoming changes in the algorithm for deciding where housing development should take place which acknowledges that development should not be focused on the south-east of England, the developer should be looking elsewhere.

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.