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11th December 2020

Christopher Hall
Church Lane
Barnham
PO22 0DB

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 11th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32145

I wanted to add some more views and corrections:

The ecological survey seems to ignore the impact of wildlife further down the Rife. There are brown trout, kingfishers and I think water voles. This is with the drainage problems that erupts in the field in Highground with heavy rain. The Rife isn't 20-40cms deep then- it floods the lower part of the site with increasing regularity.

The ecological survey is a fairly insubstantial document to use to show the low environmental impact, even a favourable improvement, to local wildlife. The land has been used for hay and grazing for decades. It's not a habitat for wildlife and using this as a reasoning to allow a housing development, that proposes habitat planting is false argument. If the ADC want habitat then they should buy the land specifically for that purpose.

This site was never part of the housing target chasing going on in numerous sites around the villages. And to use the argument that housing is needed is ignoring the BEW plan that is seeing 4300 houses built the other side of the railway line. We will see housing from the Rife though to Shipriny. We'll essentially be a borough of Bognor.

The rushed nature of this planning makes me believe, as another comment as mentioned that it can only have a hope of being agreed with the planning laws as they stand. When they can, it may not be so easy for developers to build. Not a strong foundation for a new development, to be polite. Plus, developers have no idea how to incorporate new houses into an area, going by similar sites locally.

Which leads nicely. and finally, the nature of how this land was made available for housing. It hasn't been

done with the interest of creating housing in the area. The only way this development has got to be planned is due to the gain by the sale of the land behind Fur Croft. Thanks to the naivety (lets be nice to Twiggy), and the manipulation? misinformation? from the owners of Tars Barn, the land behind Fur Croft was sold to the owners of Tars Barn. This then gave the piece of land to connect the site Marshall Close. I'm sure the residents of Marshall Close will be excited for the increased traffic and footfall. Church Lane will see increased litter, as well. Happened during lockdowns. Anyway, Which ever way you cut it, this wasn't done for the good of the area. There was no respect or appreciation of the area from the owners of Tars Barn. To me, money was the driving factor.

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.