



Arun District Council
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15th December 2020

Jamie Ward
Gwithian
Dairy Lane
Walberton
BN18 0PT

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:

OWPC32147

I am writing to raise objections to the outline planning application BN/142/20/OUT concerning the use of Marshall Close as access to a proposed 200 dwellings on the land south of Barnham Train Station. For the following reasons

- The development will have a negative impact on the amenity of properties on Marshall Close, specifically due to loss of privacy, overlooking, noise, smells and pollution. There is currently a handful of properties using the close for vehicular access. If the access application is granted and the wider plan approved, then this will increase to hundreds of vehicles per day. Many idling in the close as they attempt to access Church Lane and then Yapton Road.

- The traffic report underestimates traffic as it was conducted during a "lockdown" and outside of peak hours. Further to the specific issue of access, if outline permission is granted for access it will lead to full submission of the application to build 200 houses. I would also object to those plans for a number of reasons, including that the plans are a departure from the recently adopted Arun Plan. I will provide a detailed objection if a full application is submitted.

Personal impact statement

I am in the process of buying a property on Church Lane and before we put an offer in on the house, I wanted to have some confidence that the land to the rear of the property would be unlikely to be built on. So I checked the Arun Development Plan which has only recently been adopted and found that the land to the west of the Bognor branch line was inside the Arun Plan but the land to the south of the station and the

east of the branch line fell outside of the plan.

If Arun council were to approve this application, it would lose the trust and confidence of its residents to make sensible planning decisions. As this stage the application feels quite speculative and by denying approval for access through Marshall Drive, the council will effectively end this application. It would give residents the confidence that their council has a plan and they intend to stick by it.

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.