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15th December 2020

Sandra Lowton
Flints, Yapton Road
Barnham
Bognor Regis
West Sussex
PO22 0BA

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 13th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32162

As a resident of Yapton Road I am especially affected by the access through Marshall Close, onto Church Lane and then into Yapton Road at the busy dangerous junction by the Murrell Arms. I object for the following reasons:

Church Lane is the link to the footpaths and cycleway at the church. It is heavily used by families and individuals on foot and bicycle. There are no pavements along the entire length of Church Lane and this is especially dangerous close to the Murrell. Two recorded accidents have involved cyclists. The doors of the Murrell Arms open directly onto the lane. Parking for the butchers including the meat delivery lorry restrict visibility. More cars exiting Church Lane would present an unacceptable hazard. The traffic survey undertaken is not fit for purpose as it is not a true count of traffic post covid and does not take into consideration the 130+ houses being built currently in Yapton Road.

The access road into the site crosses a river that floods - any local will concur. Emergency services will not be able to enter the site if the access is blocked.

The proposed development is planned for the higher ground to avoid the flood plain but this will impact visually on the Church Lane Conservation Area. The new Neighbourhood Plan seeks to extend the conservation area as Church Lane needs to be protected as a village asset of quiet enjoyment preserving the setting and rural nature of the old village.

Lastly there would be a loss of farmland, a loss of a buffer between the BEW development of 3000+ houses

the other side of the Bognor branch line, the parish has already located its future housing needs in the new neighbourhood plan and this field is not part of Arun's own Local Plan.

I therefore strongly object to the granting of planning permission for this development.

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.