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15th December 2020

Rick Sercombe
12 Marshall Close
Barnham
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 14th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32168

I wish to strongly object to the proposed development of 200 houses on the Tars Farm site. Aside from the fact that the development will have adverse effects on the current residents of Church Lane and Marshall Close, by increased traffic, noise, air and light pollution. I also have other concerns which are as follows: The plan falls outside the development plan and development boundary. The plan and boundaries have been set for a reason it would be wrong to go against them now.

The land outlined is renowned for flooding. The Rife which runs at the bottom of the site and adjacent to Marshall Close is often at its capacity, and has on various occasions broken its banks and resulted in homes and the playing field in Marshall Close being flooded and residents having to be removed from their homes.

The site is home to much wildlife and protected species, including Bats, Water Voles and Slowworms.

I have serious concerns regarding the safety of the road and traffic. Church Lane is very narrow and has no pavement for pedestrians. It is not suitable for large volumes of traffic. The B2233 Yapton Road is a very busy road with traffic often caught up by the Barnham Railway bridge due to blockages (stuck lorries for example) or heavy traffic coinciding with a delivery at the Butchers or the pub. There have been many incidents and near misses involving cars and cyclists. Increased traffic from the proposed development would only add further pressure to the already busy Road.

Marshall Close is not suitable for the amount of traffic that would be produced by such a development - it is a 'Close' and I understand that part of the original planning approval in 1940's was that the Road was to remain

a Close and not be developed into a through Road.

The local schools, Doctors Surgery and Dentist are full, it is almost impossible to get a Dr's appointment. Barnham does not have enough resources to be able to serve more residents than it currently has, and this is before the already agreed new housing at Angels Nursery has been completed.

Barnham and surrounding villages has seen a large amount of development in recent years and it simply can not be sustained.

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.