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21st December 2020

Roger Palmer
The Street Cottage
Church Lane
Barnham
PO22 0DA

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 18th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32293

We are writing to object to the planned development of 200+ houses on the agricultural land south of Barnham Railway Station.

We object to this development as it is outside of the Neighbourhood Plan recently agreed with the community. The properties proposed are in addition to the 2000+ houses being proposed in the Barnham area and so believe that the development of more green fields in the area is not needed. As a community we are already bearing our fair share of the development required by Central Government, resulting in the loss of the countryside and the environmental impact that this brings.

We believe that these additional houses will not benefit the local community as they will not necessarily be affordable and will be bought by commuters accessing the railway station or investors. They will also set a precedent for the development of land around the conservation area of Church Lane, Barnham, affecting the setting of various Listed Buildings and buildings of particular historic interest.

Another major concern of ours is access to this proposed site. Currently there is no access and so the intention is to connect it to Church Lane through the quiet Cul-de-Sac of Marshall Close. This will cause untold disruption to the residents of Marshall Close. The only way out of Marshall Close is via Church Lane, which is not wide enough for 2 vehicles to pass each other. Church Lane also feeds the Cycle Path from

Barnham to Felpham and regularly has cyclists on it. There is no pavement at the top of Church Lane, either. Any access from Marshall Close would require the widening of Church Lane to accommodate pedestrians, cyclists and two-way traffic. This would impact the Grade II listed property on the corner of Church Lane and a mature tree in front the Murrell Arms. Turning out of Church Lane in either direction is difficult as Yapton Road narrows at this point. Another 200 cars trying to leave Church Lane will congest this quiet semi-rural lane even further, especially when the Angels development is complete.

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.