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21st December 2020

Barbara and Peter Edwards
25 Marshall Close
Barnham
Bognor Regis
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 20th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32300

We are residents of Marshall Close and we strongly object to the granting of planning permission for this development for the following reasons: The proposed development is not in the Neighbourhood Plan and all future housing needs have been allocated. Marshall Close is a small no through road measuring approximately 200-300 metres in length. If the grass verges were removed to widen the road this would reduce the amount of car parking spaces available for residents. We have a severe problem with commuters parking their cars here, often resulting in residents having to use the verges to park their own cars on. Obviously this hasn't been too much of an issue lately but when people return back to work then this problem will arise again. The traffic survey that was undertaken was flawed as it did not take into account the 130 plus houses that are being built along Yapton Road. As the traffic survey was conducted during the school holidays this did not take into account school drop off/pick up journeys. The Murrell Arms doors open directly onto the highway. Church Lane is used by pedestrians and cyclists to gain access to the A259 at Flansham and has no footpath for its entire length. Church Lane is in a Conservation Area and the proposed development will impact upon it. Also it is green belt land and should not be built on. The type of housing proposed will not meet the needs of local people and we do not have the infrastructure to meet the demands of any more housing in Barnham. Due to the amount of traffic using Church Lane (not only cars but tractors, lorries and horse boxes etc)at times it is dangerous to access/exit Marshall Close. There have been two accidents in the last five years involving cars and cyclists at the junction of Yapton Road and Church Lane.

Any increase in traffic will exacerbate this problem and will inevitably end in a fatality.

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.