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4th January 2021

Scott Robertson
30 Stempwood Way
Barnham
PO22 0LA

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 30th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32472

I strongly object to this proposal for several reasons.

1. Barnham and Eastergate parish is being unfairly targeted by speculative developers as ADC's Local Plan has decided to turn the existing villages into a suburban sprawl across greenbelt land with its strategic housing scheme, rising to over 4000 dwellings, based on a very spurious statistical base. To add another 200 houses onto another open green space south of the station, is totally unacceptable. The revised new government rules for housing development is calling for protection of the countryside and concentration on building on brownfield sites.
2. The proposal is to access this open area from the top of Church Lane through Marshall Close, which should be protected as an archetypal example of a 1948 housing estate.
3. Most of Church Lane is in the Barnham Conservation Area and the current parish Neighbourhood Plan proposes extending this to Yapton Road to include the Murrell Arms and Luccombe Cottage. This proposal and the traffic it would generate near the junction with Yapton Road in the oldest part of the original village would be totally inappropriate and dangerous, adjacent to the pub, the butcher's and the sharp bend under the railway bridge.
3. The proposed site consists of a large open green space with cultivated meadows, equine grazing areas

sloping down to the valley of the main Barnham Rife traversed by a well-used public footpath and footbridge which eventually leads to crossings of both railway lines and Philip Howard School. The valley itself is an important biodiversity corridor enabling the movement and habitat of a variety of wildlife. It is lined by a row of ancient and protected trees coming out at Highground Lane. The following species have been recorded here in recent years: stag beetles, muntjac, hedgehogs, slow worms, barbestelle, serotine, noctule and pipistrelle bats, whooper swans, canada geese, buzzards, red kite, kestrels, hobbys and barn owls, cuckoos, grey partridge, skylarks, swallows, wheatears, yellowhammers, reed buntings and redstart.

4. In winter and after heavy rain, the area is prone to flooding, particularly along the rife valley.

In so many aspects this speculative development is unacceptable on the grounds of being inappropriate, unsafe, unnecessary and unwanted.

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.