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4th January 2021

Alison Dunn
2 Barnham Court Cottages
Highground Lane
BOGNOR REGIS
PO22 0BS

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 2nd January 2021 which has been recorded as an objection with the comments as follows:

OWPC32496

This proposed development is a green-field site, outside of the established development boundary for Barnham and none of the exceptions to allow development applies. It is also outside the proposals recommended in Arun's own Local Plan and in the Neighbourhood Plan.

Barnham has already had several sites approved including the redevelopment of sites "Angels" and "Hyde" on Yapton Road/B2233. The "BEW" Barnham/Eastergate/Westergate (SD5) site has already been allowed allocation of between 2,300 - 2000 dwellings. This more than meets future housing development needs for the area.

There is already inadequate infrastructure in the area.

1. There is a poor and insufficient sewage system with sewage and surface water overflowing and discharging into the local fields.
2. Local schools and health services are under huge pressure. There is currently not even a single health centre or doctors' surgery in Barnham itself. There is no NHS dentist.
3. Traffic and parking in Barnham is very problematic, with Barnham Road often congested and parking by the shops difficult.

The site is located within a flood zone, with the Rife regularly rising to the point at which the adjacent fields

are flooded. The main Barnham sewer runs along the fields next to the site to the Lidsey Treatment works. The sewer is often over-flowing and raw sewage is emptied into the fields. The sewer cannot cope with the current load and would definitely not cope with any additional load. More sewage, as a result of this development, being discharged into the fields would be disgusting and constitute a public health issue. Southern Water itself has said that the foul sewerage network cannot accommodate foul water flows from the development.

The junction at Church Lane/Marshall Close/the B2233 is already very congested. The proposed development would increase the traffic at this junction by at least five times. The junction could not cope with what the developer says would be nearly 1000 movements in 12 hours. It is already difficult to join the B2233 during busy times from that junction. It is impossible to conceive that the resulting volume of traffic from the proposed development will not pose serious issues at this junction, and into Barnham itself. Church Lane is a dead end, and therefore it is not possible to get out of the road any other way and avoid the junction, other than through a private lane, Hill Lane, which is not technically allowed.

Importantly, the road is a single lane road with no pavement or footpath. The road is used very frequently by pedestrians including elderly people and school children, cyclists and horse riders - some of whom live locally but some of whom use the footpaths which leads to Felpham and Bognor. Already the road can be dangerous, and more traffic to the extent proposed by this site would greatly increase this danger.

The proposed development is out of keeping with the character of this part of Barnham, particularly leading into the Conservation area. Church Lane leads directly into the Conservation Area which is the original mediaeval settlement of Barnham. All of this part of Barnham has a distinctive rural character. The fields surrounding the area, and the proposed site, is open countryside providing access, footpaths and nature for all residents of Barnham. The fields are regularly used for walking and enjoying nature by many families. This area should be recognised and preserved both as open countryside and as part of this historically important area

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.