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4th January 2021

Nicholas McCarthy
Orchard End
Highground Lane
Barnham
PO22 0BU

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 3rd January 2021 which has been recorded as an objection with the comments as follows:

OWPC32504

I object to this proposed development on the following grounds:

Planning Policy Considerations: the outline application itself notes that this is a Departure from the Development Plan. The proposal affects a greenfield site outside the established development boundary for Barnham. Exceptions to allow development would not appear to apply, on the basis of Arun's own Local Plan and Neighbourhood Plan.

Rural Neighbourhood Character The older part of Barnham (that is, the farm and older buildings surrounding the parish church and southern part of Church Lane) are at present spatially divided from the main part of Barnham/Westergate. Allowing this development would effectively link the two parts, destroying the unique rural character of this ancient village.

Housing Requirements Barnham, together with Eastergate and Westergate, has already been allocated a disproportionate amount of the housing needs dictated by central government. It is difficult to see any local development other than as a dormitory situation, with residents travelling elsewhere to work and adding to the county's traffic congestion.

Roads and Traffic: in addition to the overall increase in traffic, there is the difficulty of the proposed approach

to this enclave area as Marshall Close. This is a quiet residential area which would be completely destroyed by its transformation into the main access route.

Infrastructure This outline proposal reserves detail as to any social requirements regarding infrastructure. From my personal experience as a general practitioner, I am aware that health services in Arun generally, and Barnham in particular, are already overstretched. An additional 200 houses in the immediate vicinity would add up to 1000 potential patients to be cared for by general practitioners who, already, have waiting times of up to 2 weeks for routine appointments.

Barnham has two excellent schools. Enquiries indicate that no provision has been made on behalf of the schools for accommodating up to 400 additional pupils, a likely number given that new housing may expect to attract young families.

Sewerage and Flooding Two sewers run from the centre of Barnham towards Lidsay. These are clearly running at maximum capacity, because after any significant rainfall the sewers overflow into properties in Highground Lane. Additional effluent from the proposed development could only exacerbate this problem. Irrespective of the sewerage, the area generally is prone to flooding. The natural resolution to flood risk is soakaway through undeveloped land. The proposed development site is relatively low-lying and at present provides a mitigation of the risk. A significant proportion of this would be lost by development and tarmacing.

In summary, I must suggest that this proposal flies in the face not only of the existing planning provisions, but also of any consideration of social benefit or respect for the rural environment. While appreciating the requirement for additional housing (as imposed by Whitehall) I would urge local councillors - not just for the immediate Wards but for the whole of Arun - to act in the interests of the communities electing them and to firmly reject this application.

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.