



Dear Mr Cole

Application: BN/142/20/OUT

We wish to object to this proposed development for the following reasons:

Planning policy considerations

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.

Brownfield and infill sites should be prioritised over green field sites: this is consistent with national planning policy.

While Arun needs to meet the 5-year housing supply requirements, developments should not be allowed to override existing policies and plans. The applicant is trying to label these policies as out of date and rely on paragraph 11d of the National Planning Policy Framework. Arun could reasonably resist the suggestion that the application is justified under that paragraph and the application can be resisted under both parts of paragraph 11.

Over-development of Barnham

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.

The Barnham and Eastergate Parish already has 15% of Arun's proposed housing development with only 3% of its total population, meaning that the area is already having to cope with over-development. Arun should therefore protect remaining green spaces, such as this proposed site, in the context of the overall development proposals for the area.

Infrastructure

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 development would greatly add to this burden.

Risk of Flooding and Sewage

The site is located within a flood zone, with the Rife regularly rising to the point at which the adjacent fields are flooded. The development site itself flooded in 1987, from the local drainage network. There has also been significant flooding in 1993, 2000 and 2012 and Marshalls Close itself has been flooded in the past.

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.

Traffic safety.

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 traffic survey undertaken is flawed for the following reasons:

1. It was conducted in 2020 but this was during COVID-19 where there were fewer commuters using Barnham train station, and fewer cars parked outside the railway
2. It appears to have been conducted at a time designed to show less traffic, not taking into account peak flows in the morning, at school run and commuting times.
3. It does not appear to take into account increased traffic movements as a result of developments already underway or planned in the wider area that will use the B2233.

Neighbourhood Character

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.

Green space like this should be preserved. While the applicant states in the Landscape and Visual Impact Assessment statement that the site offers little in the way of landscape value, this is not true. Walking, cycling and riding along Church Lane, provides much pleasure to everyone enjoying the beautiful scenery and views across the fields. The view across the proposed site is a crucial part of the character of this part of Barnham. The development would provide an ugly view of many houses, which is not in keeping with the character of the area. It is impossible that the housing developing would be integrated within the natural look of this countryside.

Sincerely, Alison Dunn and Mark Owen

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Alison Dunn

