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Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

19 February 2023

21 FEB 2023

Dear Sirs

Land South of Barnham Station – BN/142/20/OUT and BN/147/22/RES

We are aware that the above application is proceeding to reserved matters and we enclose a letter we have written today to the developer. We ask that the planning authority takes account of this letter and the issues it raises in its consideration of any further applications in relation to the above site.

Yours sincerely,

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19 February 2023

Barratt David Wilson Homes Southampton
Tolbar House
Tolbar Way
Hedge End
Southampton
SO30 2UK

FAO: James Cross

Dear Sirs

Land South of Barnham Station - BN/142/20/OUT

As you may be aware, we have the longest private boundary with your proposed development site, referred to above. Our property adjoins the site alongwhole of the south-west boundary.

I understand that the site is now subject to a reserved matters application. We will be very keen to understand the proposals for boundary treatment between our properties. There has been some debate previously about ownership of the tree line, but we are clear that the existing vegetation is on our property, despite reference in some early proposal paperwork to keeping the trees – they will definitely be kept, as they are ours! If you believe there is any debate about that, please advise.

We would also like to understand what fencing you intend along the boundary. We would be keen to ensure this does not encroach on our property and that it is appropriately secure. We have had trespassers into our back fields in the past, and we would not want to see this increasing as a result of your development.

There is also a significant watercourse running along the boundary, again within our curtilage, which connects to Barnham Rife. Arun and the Environment Agency regard this as a key watercourse as it drains much of the land to the west of your site and our property. We will need you to ensure this is not affected by any works, not least because of the wildlife it supports. We are also keen to ensure that we do have any additional water run off from the development site into that watercourse given the flooding issues in the area. We are also writing to other interested parties to register those concerns.

During the planning process we paid careful attention to the requirements identified by the planning inspector when allowing the development to proceed and look forward to seeing how these are addressed, in particular:

- Given the development will impact the vista from Church Lane, we hope you will do all you can to limit the impact and ensure detailed design is as sympathetic as possible to the otherwise rural setting.

- Linked to this, due regard needs to be given to the NPPF requirements for developing a beautiful place both in relation to the design elements of the detailed proposals and in particular in relation to the open space and landscaping of the scheme.
- We would hope that due respect will be given to the impact of the development on the Barnham Church Lane Conservation Area, as the site forms part of its setting.
- Critical to the limited "benefit" of the development to the rest of the community will be the open space elements of the site, so we would be keen to understand the detail of the design of those areas, as well as access and security. This also raises question for us of boundary security again, as noted earlier.
- Preservation of the public footpath (FP323) across the site, particularly given the increased use which the development will cause. We disagree with the inspector's assessment of the likely use of this path for access to St Philip's School and that part of Barnham, so we think the local community will want to see extreme care taken in the way this path is dealt with going forward. We personally use this path regularly although the appeal of the rural nature of the path across the site will disappear as a result of the development. However that makes it even more important that the proper setting and immediate environment for the footpath is given careful consideration, not least for biodiversity purposes.
- We understand that proper consideration is required to be given to the two crossings of the railway and would appreciate an update as to the proposals for those.
- Surface water drainage: as noted above we will be very interested to understand the full details of how you will mitigate any chance of additional water run off into the waterway running along our common boundary. Once again this winter we have had considerable flooding of the rife, as it is already overwhelmed, and lacks any capacity to support more water run off from the development site. It will be critical to ensure that your site does not add to this issue.
- Foul drainage: we have experienced the foul drainage system being overwhelmed, causing foul flooding of our own property on at least 4 occasions since we have lived here. In addition the sewer running through the fields in front of our house has blown the drain covers and discharged into those fields on numerous occasions requiring remedial clean up work. All of the residents here will be eagle eyed to ensure your development does not increase this issue and we remain somewhat surprised that Southern Water made no objection to the scheme. The foul drainage system is already overwhelmed without any additional discharge being added. Again we strongly disagree with the inspector's observations in this regard.

- Green buffering: the inspector made reference to this positively, so again we would be keen to understand the detail of your proposals in this regard, particularly along our common boundary. This serves several purposes including amenity for wildlife and the appearance of the development.
- Light pollution: we note the inspector's reference to this. It is a real concern for us and will have direct impact on us as well as other residents along Church Lane and Highground Lane, so we will be keen to understand the mitigations you propose.
- We note the various formal conditions applying to the permission. Obviously this includes the numerous details to be agreed, which include the points we refer to above.
- Badgers: we would flag that we have a badger set at the front of our property and assessment should be made of the impact on their immediate environment when it comes to that part of your site.

I look forward to hearing from you.

At the appropriate stage we would welcome a site meeting to discuss in particular the proposed boundary treatment where your site abuts our property.

Yours sincerely,

Mark Waghorn

Copies to:

Arun District Council
Southern Water
The Environment Agency
Natural England