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17th February 2021

Peter Arundale
21, Downview Road,
Barnham,
West Sussex
PO22 0EG

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BN/150/20/PL
Site Address: Land at Chantry Mead & Rear of 14 -18 Downview Road Barnham PO22 0EG
Description of works: 3 No dwellings including access, landscaping & associated works (resubmission following BN/51/20/PL). This site is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 16th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33818

5. Flooding

In the 14 years I have lived in Downview Road, I have seen severe flooding on 3 occasions, and serious flooding a number of times. There is a natural underground river that normally flows under the gardens of 19, 20, 21 and 22. There is a high clay content in the sub soil, and in times of heavy, persistent periods of rain, when the ground becomes saturated a natural lake begins to form. When full, water from the overflowing lake follows the contours of the natural watercourse, and flows above ground in an Easterly direction to join the main river.

Clearly, having seen this happen a number of times, allowing more houses to be built and to reduce the current compromised surface drainage area, will inevitably lead to more severe and more frequent flooding. This hard to ignore issue is also commented on in the conclusion of the original planning application rejection:-

" The ground conditions in the area (including Chantry Mead), during peak winter levels, the drainage for this site could be very challenging."

6. Covenanted Ground

The land between 16, 17 and 18 Downview Road, and 8, 9, 10 and 11 Chantry Mead is covenanted land as shown in H.M Land Registry Title Number WSX 205783. The second schedule to that covenant states:-

" Not to use the land hereby conveyed or any part thereof otherwise than for the purpose of garden ground. "

7. Damage

The only access to the proposed development is by using Downview Road. Downview Road is a private road maintained at the expense of the residents of Downview Road. The access to the proposed development will have to use the road that was resurfaced some 8 years ago at a cost in excess of £20,000 paid for by the

residents. The road surface and sub-surface is only designed to carry normal cars and light delivery vehicles, and will not handle the heavy goods vehicles that will be needed to deliver materials to the site. Downview Road from Barnham Road to the tight turn into Chantry Mead will inevitably be seriously damaged.

8. Safety

Downview Road is a narrow road with no street lighting and no footpaths. Two HGVs could not get past each other going in opposite directions. A parked car outside a house will cause problems for a delivery vehicle.

Every weekday morning and evening during term time, the road is very busy with parents and children using the road to walk to and from Barnham Infants school. Children on bicycles, scooters, running around and in pushchairs fill the road. This is an accident waiting to happen if large heavy vehicles and the extra traffic conveying tradesmen to and from the site is allowed access.

Conclusion

In conclusion, watching 100's, even 1,000's of new houses being built around the Barnham, Eastergate, Westergate, Yapton conurbation, you surely have to ask yourself why these 3 unwanted, un-needed 2 storey houses, squeezed into a small plot, un-neighbourly overlooking established single storey housing, and that can only be accessed via a private road, are in any way acceptable.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.