

High Trees

East Sussex

13th March 2022

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

Dear Sir/Madam,

**Ref: Planning Application BN/16/22/PL – Proposed Erection of 4 No.
Dwellings with Associated Car Parking on Land to Rear of Clare Court, 67
Barnham Road, Barnham, West Sussex. PO22 0EP**

With reference to the above application, I have the following objections.

As a regular visitor to Clare Court, I have on many occasions experienced difficulty manoeuvring and parking in the front car park. The application claims that there is sufficient “non-allocated” parking for the eight flats, but with no bays identified I find this difficult to accept. Possibly just enough for seven small cars, but when visiting contractors park larger commercial vehicles, this is significantly reduced. Currently there is flexible parking in front of the existing bin area, this will be lost for the new access road to the properties at the rear. From my experience there is clearly not enough existing parking spaces for the size of the Clare Court and no clear turning area either. Drivers are forced to reverse along the front of Clare Court and up towards the bin enclosure. Furthermore, if all residents’ spaces are in use, additional vehicles must park on the highway.

I have also noticed that when exiting the site onto Barnham Road there is only limited view towards the village of Barnham making it extremely difficult to safely navigate on to what at certain times is a very busy road. I often find I must reverse back into the driveway again when a car appears travelling from Barnham village. Even turning left out of Clare Court I must swing over into the opposite carriageway to complete the turn. With the proposed development there will be an increase in vehicular traffic entering and exiting the site which I believe will be quite hazardous.

Arun Local Plan

The proposed development is within the Barnham Area of Character (AoC). Although the proposed development will be in the rear garden, it will be clearly seen by the residents of Clare Court, neighbouring properties and the adjacent school. The repositioning of the existing bin store to the front of Clare Court will contravene the AoC guidelines governing the visual appearance of the street scene, when further trees are removed to provide a covered bin enclosure it will consequently detract from the overall street appeal.

Policy GA3 of the Barnham & Eastergate Neighbourhood Plan (2014-2029).

Parking spaces will be lost from the area in front of the existing bin store. A clearly defined route must be provided for access to the proposed new bin store. This is to prevent damage to parked vehicles and access for the weekly refuse collection and will result in further loss of parking and disadvantage residents.

Policy ES9 – Trees and hedgerows are to be protected to maintain good aboral and amenity value (please contact Arun District Council TPO officer Mark Warwick of the Greenspace Team for my previous email correspondence regarding the loss of trees around the site).

Police HDQ8 – Provision of good quality outdoor space. The proposed development will contravene this policy for the existing eight flats as the garden was used for play and recreation, accessed via the existing gates in the low-level fence to the rear of Clare Court, and before the Walnut tree was felled, a swing hung in the tree and used by the children. Access to the garden was enjoyed by all up to July '21 when the residents were advised via email and asked to refrain from further use, although the access gates have remained open.

Please register my objection to the proposed back garden development.

Yours faithfully,

Mr and Mrs Parncutt