

Lisa N Pridie

**c/o 5 Clare Court, 67 Barnham Road, Barnham, West Sussex,
PO22 0EP**



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

4th April 2022

Dear Sirs

Re: Objection to Planning Application BN/16/22/PL
Site Address: Land to the rear of Clare Court, 67 Barnham Road, Barnham,
PO22

I am writing **this letter of objection on behalf of my father** who is the lessee of Flat 5 Clare Court, and is in this nineteenth year living there. Unfortunately, he has been warned by the Landlord's agent that he is '.. not to object to any Planning Application ..' As such, I am objecting, and will write this letter of objection as if it was coming from him. It is probably for this reason that you have not received objections from all of the Clare Court lessees. It is somewhat regrettable, although not surprising, given the history of the landlord with his disregard for the lessees at Clare Court, that no consultation whatsoever was held with them bearing in mind that they will be greatly affected by any other additional development at 67 Barnham Road.

This planning application is yet another in a long line of applications made by the Landlord over the years for the same area of land. All have been refused – one of the main reasons being that it is in an Area of Special Character. Since the refusal of previous applications I am not aware that this has changed, so should the planning department at Arun approve this application I can only assume that they do not consider this Area of Special Character exists any more.

As I can see from the paperwork forming various parts of the application, a great deal of consultation and expense has gone into endeavouring to finally build on what was, and basically still is, the rear garden of Clare Court. The paperwork indicates considerable consultation with the ADC Planning Department, and although I would not necessarily call this collusion, I do find it somewhat disquieting that so much work has gone on at Clare Court to the detriment of the environment and wildlife, ahead of the formal application for planning permission being submitted. Indeed the area at the front of the property, where the plans show the bin store being relocated to, was cleared of trees, shrubs etc. on the very day, 10th

February, that the Planning Application was received by you. This is only one of the many suggestions and criteria regarding planning issues that were conveyed to the applicant's agent in Neil Crowther's (Group Head of Planning) Pre-Application Advice letter dated 3rd June 2021. Subsequently, works took place at Clare Court to ensure that such things as mature trees of various types (apple, cherry, plum, walnut, pines etc.), wildlife, reptiles etc. would not be too evident when planning permission was applied for. Indeed the Tree Survey & Arboricultural Impact Assessment, Ecological Appraisal and Transport Statement all took place after much of the site had been cleared of matters that would negatively affect the Planning Application. However, there is still wildlife aplenty at Clare Court in the remaining trees, shrubs and undergrowth, and this will flourish once again if you turn down this planning application. Indeed, slow-worms and stag beetles can still be seen both in the Clare Court garden and the neighbouring property.

I sincerely hope that this Planning Application is not a fait accompli, and that the integrity of the Planning Department is as robust as ever.

I will split my reasons for objecting to this Application into the categories detailed below:

CLARE COURT RESIDENTS

The Application is all about building 4 new dwellings in the back garden, and very little, if any, about the effect this will have on the current lessees/residents at Clare Court and indeed the wider Barnham community. As the lessee of Flat 5 (which is at ground level) I will be affected in the following ways:

1. There will be a loss of privacy as my lounge and kitchen will be directly overlooked by each of the 4 houses. Indeed, there will be 18 west facing windows/patio doors at Clare Court that will be overlooked by the new houses. Adjacent properties will also suffer from overlooking and a loss of privacy. In addition parking of vehicles just the other side of the communal garden will create both noise and disturbance for Clare Court residents utilising the communal gardens.
2. It would appear from the Application that access to and egress from the proposed development for vehicles and pedestrians will be within a few feet of my own living and sleeping accommodation. There are three of my windows along where the proposed access road will run, and these are mainly kept open, especially in the spring and summer months. The noise and pollution which will undoubtedly occur will be highly intrusive, with potential health implications. Such development would be both unneighbourly and adversely affect my privacy. Should building go ahead the noise, dust and fumes from contractors vehicles will make it unbearable. In addition I will have a significant loss of privacy with pedestrians from the new development passing within feet of my bedroom and kitchen windows.
- 3 The proposed access road to the new houses is currently used by lessees/residents/visitors to park cars (and has been so ever since the development of Clare Court in the 1980's). Some residents and visitors will therefore either have to park in the new access road, or alternatively on the main Barnham Road. Because of the visibility/access concerns outlined in the WSCC Highways Authority Consultation, I see this as being a major

fundamental problem. Access onto the main road is at times precarious due to the ever increasing volume of traffic and continued development in the area. Such back garden development will only exacerbate the situation.

- 4 At present access to the rear of Clare Court is protected by 6ft high fencing, and is not open to the public. The proposed development would open up the area to anyone, and as such decrease the safeguards that Clare Court lessees currently enjoy.
- 5 There is no public footpath on the western side of Barnham Road, which in itself has been a problem for residents and visitors leaving Clare Court on foot. With the increase in pedestrians from the proposed development, together with more traffic entering and exiting the site it will become much more precarious – even more so for any disabled persons (there are two currently who are lessees living at Clare Court).

BARNHAM RESIDENTS

As you will see from the numerous letters objecting to this Planning Application, it has not been well received by the Barnham community. As such, I would suggest that you take the following matters into consideration when assessing this Application.

1. It is an Area of Special Character, and should remain so.
2. There has been no back land (or back garden) development from Gospond Road to Elm Grove South on Clare Court's side of the road. Indeed, the only development has been at 97 Barnham Road. The comparison the Landlord's agents make between the proposed development at Clare Court and the one at 97 Barnham Road are as different as chalk and cheese. The dimensions of the sites are not comparable, the distancing from existing houses is vastly greater at 97 Barnham Road (don't forget that 8 households are involved at Clare Court), and access to the main road did not cause a concern.
3. The proposed four new three bedroomed properties with 11 parking spaces will more than double the traffic going from the Clare Court site onto the main Barnham Road, and vice versa. For the agents to make a statement that there have been no major traffic accidents so far is ridiculous; as how would they know what effect a more than doubling of traffic onto the main road from Clare Court will have?
4. Many objections have already stated that the traffic flow along Barnham Road is becoming untenable, and there is a serious accident just waiting to happen. Many of the statistics that are available regarding traffic flow along Barnham Road are well out of date. ADC will know how many new houses have been built, or which have been approved for building over the past few years in the immediate area that will use Barnham Road, and the flow of traffic through Barnham is continually increasing month by month because of these new builds.
5. The new development would back directly onto the St. Philip Howard School, and the rear windows of the new properties would directly overlook

the current play area. Indeed, the school is so close that, as I write, four footballs from the playing area of the school are currently in Clare Court's rear garden (the proposed housing site) thus demonstrating the proximity of the school to the proposed new houses. Safeguarding concerns have been voiced by numerous objections to the proposed housing, and I do not believe that ADC can abrogate this responsibility.

6. The re-siting of the bin store to the front of the property, together with the new houses that will clearly be visible to passers-by will detract from the visible street scene along the Barnham Road.

Whilst appreciating the need for new housing, I feel that the recent developments in the Barnham area of many significant large scale schemes have gone a long way to addressing any perceived shortage in housing. However should ad hoc back garden developments, the motive of which is to make a quick profit rather than to address housing needs, be allowed to flourish the whole character of the area (remember, it is an Area of Special Character) will be lost forever. I am sure that this must be in conflict with the current agreed Neighbourhood Plan.

For the sake of transparency, and to visually gauge the proportions of the project and the effect that it will have on the area, may I suggest that a representative of the planning committee meet on site with a few of the Clare Court lessees and owners of properties directly next door.

Yours faithfully,

A solid black rectangular box used to redact the signature of Lisa N Pridie.

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