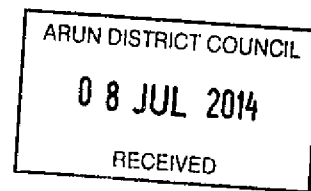


2 Barnham Court Cottages,
Highground Lane,
Barnham,
Bognor Regis
West Sussex,
PO22 0BS



Re BN/23/14/PL - proposed

Stable building, orchard end, high ground lane, Barnham.

Dear Sir or Madam,

I write with reference to the proposed development on the field plain, partly used for grazing horses, adjacent to my home. The objectives are in vacant grounds - but as I have heard the Parish Council have already agreed to building on this land, it may be purely a formality to invite objections. One does wonder as to why certain proposals are turned down and others quite against common sense - are approved. Cynically I think it has a lot to do with the influence and public standing of those applying.

1. Having lived in the above house, whose boundary is the other side of the river Rife for nine years, i have seen the complete flooding in the land in question apart from about a metre of grass left in a long strip. Has a proper flood assessment for this land be made?
2. Building of any sort sets a precedent for further development. A stable can stretched into a barn, then a barn into a barn conversion and future building(s).
3. To my knowledge there are a network of sewage pipes which have occasionally caused problems. There have been sewage floods on this field one quite recently. I have had a backup of sewage escape from a man hole cover in my garden. This was traced back to a mains blockage on the field. Any disturbing of the infrastructure threatens what is already an antiquated and over burdened system. The explosion of local developments already are going to challenge the sewage system.
4. Waste rain water has to escape somewhere. That is why the sanctity of flood plains must be maintained. The more development covers the ground the less capacity is

there for our sometimes freak weather with general intensification of wet spells to be safely contained.

5. Devaluation of nearby property. If this stable/barn is successful it puts a question mark on any security of landscape to nearby owners or prospective house owners. My house is on the market - on a personal front the horse meadow/floodplain is an attraction - a development would hinder my sale and possibly de value my house.
6. This is a precious and unspoilt part of the mushrooming village. On a conservation, ecological and aesthetic point of view any building would be detrimental.

I hope Arun District Council can see sense as it appears the Parish council can't. Any stable is likely to be flooded.

Thank you for your attention for this.

