

Clare Whatley-Holmes  
41 Hill Lane  
Barnham  
PO22 0BL

**Your Ref:** OWPC19058  
**Our Ref:** BN/23/18/PL 09-05-2018  
**Please ask for:**  
Mr S Davis

5th July 2018

Dear Sir/Madam

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

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Redevelopment of brownfield site previously used for A1 retail to 3 No. dwellings, detached garage & associated works. This application is a Departure from the Development Plan.

37 Hill Lane Barnham

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Thank you for your internet representation made on 4th July 2018 which has been recorded as '**an objection**' with the comments as follows:

*Proposal for 3 additional houses adjoining a conservation area, outside of the settlement area is an excessive development and will change the nature of Hill Lane - one of the only remaining truly rural lanes in Barnham Parish. Previous developments have been from owner occupiers to create or improve a family home. This property developer has no interest in retaining the nature of the lane and only interest is in profit. The application is misleading and inaccurate - non-contextual drawings - unspecified ridge heights, plot area unclear, no marked site boundaries, power lines and transformer omitted. One property in keeping with the footprint and ridge height of the existing Flower Barn on the residential building line is realistic.*

- 1. Will the same restrictions/codicils be applied to this application as other recent applications on Hill Lane - required to demolish the existing property to meet the stipulation of one residential dwelling per plot; Saxons have been required to have an agricultural tie to the additional residential dwelling, Not in keeping with the nature and style of the lane*
- 2. What is the correct area? 1.58 ha, 0.158ha and 0.12ha are all stated. This lack of accuracy suggests that the application itself lacks due consideration.*
- 3. The proposed houses are behind the existing building line and have a higher ridge height than the existing buildings including the existing property No.37 resulting in the loss of light and overlooking of the neighbouring homes & gardens(38 & 39) as well as overlooking each other.*
- 4. The suggestion that all of the existing buildings are A1 Retail (424m2) is incorrect. The one previous retail unit (vacant) The Flower Barn is a temporary wooden structure. Other units identified for development include 2 x Water tanks and 2 x Shipping Containers, clearly not A1 Retail.*
- 5. The plans omit the electric transformer unit and overhead cables that run through the proposed build area and are on the boundary between numbers 37 and 38 Hill Lane, what is to happen to this and access to it?*
- 6. Access to Hill Lane by additional properties will need to be agreed with the residents as this is not a public highway*
- 7. Road/hedge/ditch Maintenance is not carried out by WSCC and the residents on Hill Lane have created a Maintenance Group and financially contribute to cover the costs. The application needs to cover the repair and maintenance due to any damage from construction traffic plus as a condition within any new premises built. The annual charge is currently £170 per property.*
- 8. This development is proposing to use roadside ditches to conform with environmental drainage. The ditches are intended for containing run off from the Lane only and the*

*developer should be obliged to fund the initial requirements & ongoing maintenance not the Hill Lane Maintenance fund or any resident.*

*9. Has it been established that the sewer can cope?*

*10. The maintained access route for WSCC imarked as a diagonal does not meet the minimum 3.6m requirement*

*11. Garages are 0.8 m from the westerly perimeter boundary not the requisite 1m and the parking arrangement doesn't look practical for moving vehicles safely in and out*

*12. The biodiversity assessment/impact is wrong. A wide diversity of flora and fauna exists including grass snakes, adders, newts, slow worms, Barn Owls, bats*

*13. It is disappointing that there are no planned environmental or sustainable proposals for energy or water or other.*

*14. Inadequate refuse & recycling bin area*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning