

Christine Chamberlain
40 Hill Lane
Barnham
West Sussex
PO22 0BL

Your Ref: OWPC19262
Our Ref: BN/23/18/PL 09-05-2018
Please ask for:
Mr S Davis

11th July 2018

Dear Sir/Madam

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

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

Thank you for your internet representation made on 10th July 2018 which has been recorded as '**an objection**' with the comments as follows:

As a resident of Hill Lane since 1995 I am strongly objecting to the above planning application on the following grounds;

I consider this to be a proposal to be an example of over development in a rural and historic area that is a natural habitat for wildlife to include snakes/slow worms/ barn owls/ bats etc.

The development motive appears to be to cram as many dwellings into one plot without being in keeping with the ambience of the lane and adjacent properties as well as being outside agreed settlement boundaries. There appears to have been no consideration for how this development will block light for number 38 or how the electrical transformer will be dealt with? The application is not in keeping with the existing one storey barn and considers water tanks and containers as buildings? The existing site has a semi-detached house and a wooden building that was historically used as a dried flower shop for A1 retail, used by the dwellings horticultural business not as an independent site.

I am also soon to be the owner of the 5.6 acres of agricultural/horticultural land opposite the site and there is a serious lack of knowledge of the drainage systems in this area in that where the excess water should divert to and where the pipes are situated. The drainage has been neglected for decades and is now being addressed by the residents as is the maintenance of the road which is I understand to be an 'occupational path' owned proportionally by the residents. Access across this into any new development should be accepted and agreed by the existing households.

The 'occupational path' has never been designed to carry traffic and it is clearly evident it already struggles with usage. It will not support the additional vehicles that would frequent the suggested properties (11 parking spaces!). The lane is narrow and has hazardous bends as well as being used by cycles and joggers and dog walkers to and from the cycle path from Barnham to Felpham.

As a property owner in the lane I have always supported the one dwelling per plot that has been a precedent in previous developments and I have not objected to any previous development requests. If this application is approved it will dangerously set a precedent for all the other sites to look to have multi dwellings which is both impractical and unsustainable.

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.

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