

Graham Fields
Fairlawn, Church Lane
Barnham
PO220DB

Your Ref: OWPC26609
Our Ref: BN/39/20/PL 07-04-2020
Please ask for:
Mr S Davis

29th April 2020

Dear Sir/Madam

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

Erection of 4 No dwellings & associated works. This application is a Departure from the Development Plan.

Land adjacent to Tars Farm House Church Lane Barnham

Thank you for your internet representation made on 28th April 2020 which has been recorded as '**an objection**' with the comments as follows:

*Fairlawn
Church Lane
Barnham
West Sussex
PO220DB*

We wish to object to the proposed development at Tars farm.

Church lane is considered to be the historic heart of Barnham and its beauty and character lie in the fact that the lane has escaped any form of modern high density development.

The lane is narrow and has very limited visibility in both directions from the proposed exit point of the development, vehicles travel at speed down this lane far in excess of the 30mph limit and we regularly have near misses from speeding traffic when we exit our property that is adjacent to this proposed exit. The traffic statement included in the document is both outdated and flawed, there has been over the past year a considerable increase in the amount of cycle and car traffic primarily due to the rise of delivery vehicles and the increasing use of church lane as the main cycle route connecting the villages to Bognor. The position of the traffic monitoring device was located to the south of the Tars farm entrance so it only monitored traffic from Ravenhurst southwards and did not even include traffic entering or leaving Tars Farm. There are approximately 39 houses to the south of the monitor and 49 to the north so the survey accounts for less than half of the traffic entering and leaving church lane and along the section of the lane where most bottlenecks occur. The speed monitoring also gives a false impression as cars slow down at the road inflection where the monitor was situated and then speed up again. I would estimate the development of 4 large houses each with 3 cars to generate approx 30-40 additional car movements a day including delivery vehicles.

We currently have unobstructed farm views from our bedroom window and balcony, the development will spoil this view that we have had for the past 35 years.

I would also like to highlight the fact that the HELLA links sites 45 (Tars Farm) with 44 (Fircroft) both under the control of and are earmarked for development by Paul Voller so granting the application on site 45 will inevitably give a green light to development on site 44 which will double the number of additional car journeys, this also opens up the prospect of the Fircroft development gaining access through Marshall close which is already a very congested road.

Leading on from this is our major concern that by granting planning permission for this application it will set a precedent for other home owners in the lane to consider selling off

part of their land for development which will completely destroy the character of the lane. In addition to this we understand that B&E Neighbourhood Plan (BENP) has delivered all its housing numbers and considerably more , so there is no value whatsoever in this development to the local community. This proposed development also lies outside the settlement boundary which developed would contravene the council's development policy.

I would also like to bring attention to an emerging policy being looked at by the BENP (supported by over 80% of close residents) for either an extension to the current Church Lane conservation area or the allocation of special status that would restrict such developments as the one proposed.

In short we believe that new development of any kind has no place in Church Lane.

*Graham and Felicity Fields
Church Lane residents for 34 years*

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. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. 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