

Mrs P Redwood & Mr S Redwood
1 Little Barton
Church Lane
Barnham
West Sussex
PO22 0BW

Your Ref: OWPC26613
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 29th April 2020 which has been recorded as '**an objection**' with the comments as follows:

We object to the proposed development of four properties on the site at Tars Farm for the following reasons:

- 1. Over-development of an area of significant rural character.*
- 2. There will be a significant increase in traffic using the Lane - at least an additional 8 cars based on the average house in the area having two cars per property. This will increase the levels of pollution in the area as well as increase the risk to residents and other road users of possible vehicular incidents. The increase in traffic will also cause an increase in noise pollution to those properties immediately adjacent to the proposed development.*
- 3. The proposed properties are substantial in size and would have a significant visual impact on the area.*
- 4. There would be a significant increase in demand for services such as sewerage and drainage in an area already stretched to cope with demand from other developments which have recently been completed as well as from existing buildings.*
- 5. The proposed development is adjacent to a floodplain and would only serve to put pressure on this land in times of excessive rainfall. Over recent months the land adjacent to Church Lane has been badly affected by heavy rainfall rendering it unusable for grazing; building on or near such land will only serve to exacerbate problems during such weather.*
- 6. The clearing of the site will remove natural vegetation and trees which provide homes to many birds and animals and change the rural character of the 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. 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