



Arun District Council
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12th May 2020

Sandra Lowton
Flints, Yapton Road
Barnham
bognor regis
West Sussex
PO22 0BA

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/39/20/PL
Site Address: Land adjacent to Tars Farm House Church Lane Barnham PO22 0DB
Description of works: Erection of 4 No dwellings & associated works. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 11th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26843

I object to the proposed development for the following reasons:

The development is in a rural part of the village and does not accord with the Local Plan or the Barnham and Eastergate Neighbourhood Plan;
the development does not contribute to any local housing need or for rural employment or affordable housing;
it does not contribute in any significant way to any shortfall in housing numbers or land that ADC may have;
the lane is rural with no pavements and is popular with both cyclists and pedestrians using the cycle path to/from the A259 coast road and the network of footpaths to the east and west;
there is strong support locally for the conservation area at the church end to be extended to include the whole of Church Lane thus preserving the rural character of the lane;
any increased motor traffic would present major road safety issues due to the lack of pavements and the difficulties at the junction with Yapton Road where the Murrell Arms ph and Earleys the Butcher with associated parking and poor sitelines are located;
this development would set a precedent as the adjacent property Fir Croft and neighbouring fields are in the ownership of the applicant and there is a very strong possibility that this is the first of several applications;
lastly, the site slopes steeply to the rife which is prone to flooding and should be remain undeveloped.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their

permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.