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27th May 2020

Phillip and Sally Howell-Richardson
Ravenhurst
Church Lane
Barnham
PO22 0DG

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 27th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27241

We object to the proposed development at Tars Farm which if granted will have a negative impact on its environment and does not support the well being of the community in Barnham.

Church Lane's unique character and the widespread appreciation of its amenity value by the Barnham community has been amply demonstrated by the use of Church Lane over the months of lock down. The lane has been used by walkers at all hours of the day whether by children and their families or pensioners, by cyclists of all ages as they exercise or use Church Lane as cycle route or just simply for pleasure by those who get great joy out of seeing the views, the wild life, the horses and sheep. All users relax by immersing themselves in the unexpected feeling of being in a "country lane". In essence the development does not conserve or enhance its environment; in fact it will destroy Church Lane as it is known by Barnham residents.

Firstly the development envisages turning the current Tars Farm track into an access road to the development. The access road in addition to the current significant use will now have additional use at anytime of at least eight cars by the new house owners, the cars of their visitors, delivery vans for home deliveries and refuse trucks. This is in itself a significant increase in noise disturbance and pollution.

It must be noted that Church Lane is a narrow single track lane without a footway for much of its length and already has issues of safety and congestion even before this additional traffic in a narrow section.

The restrictions due to the virus have also demonstrated the benefit of keeping traffic usage at present levels so that traffic can coexist with all recreational users of the Lane and does not destroy its character.

Secondly the development takes place in the area of a flood plain where we consider that this new development will aggravate the present dangers of flooding. The run off from the new development will add a significant volume of water to the Rife which it will not be able to cope with. Last winter the Rife could not handle the volume it was already receiving without localised flooding and the run off water will simply increase the flood problems. It must also be noted that in the winter there are significant amounts of standing water on the Lane and on land adjacent to the Lane. It is foolhardy to add further strain to existing ground services and facilities and an increased propensity to flood.

Thirdly there has been a recent history of seeking inappropriate development of land at Tars Farm, and the present scheme is but the latest attempt. Also it now appears that additional land has been bought recently that used to be part of Fircroft. That land could be used to open up an altogether larger inappropriate development at Tars Farm through exploiting a planning permission as a precedent if permission were to be granted.

Fourthly there is no need for further residential developments. Barnham and Eastergate have contributed more new housing than expected of them in the Neighbourhood Plan and all around the area there are significant residential developments taking place or planned. There is no need for what is presented, even as an infill.

Finally we understand that this application is a departure from the Development Plan. The character of the area and the environmental advantages of maintaining green fields and open spaces are necessary for the future well being of the community and support a thriving natural environment.

Phillip and Sally Howell-Richardson

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](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.