



Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

9th March 2026

Dear Sir/Madam,

Site: Land South of Barnham Station, Barnham, West Sussex
PP Reference: PP-14696993
Proposal: Variation of Condition 28 of outline planning permission BN/149/22/PL

I am writing to advise you that Barratt David Wilson Homes have today submitted a Variation of Condition application in relation to the Land South of Barnham station.

The application follows the grant of Outline planning permission BN/142/20/OUT on 5th January 2022, which approved the following development:

“Outline planning application with all matters reserved other than principal means of access for up to 200 dwellings, with access taken from Marshall Close, associated infrastructure and landscaping and demolition of existing buildings.”

Variation of Condition application BN/149/22/PL subsequently granted the following:

“Variation of condition imposed under BN/142/20/OUT relating to the re-wording of conditions 6, 9, 20 and 27”.

The wording and numbering of all other conditions was unaffected.

The present application seeks to update the wording of condition 28 (rail crossing order) of BN/149/22/PL, which presently reads in full as:

Condition 28:

“The Development shall not be occupied until a rail crossing (extinguishment or diversion) order has been made and confirmed in respect of a section of footpath 323, to include where footpath 323 crosses operational railway land at the site of both Birch level crossing and West Barnham level crossing, and the section(s) of footpath 323 has been lawfully extinguished or diverted. This condition shall apply unless either the relevant local authority or the Secretary of State, whoever is the person lawfully seized of the decision whether to confirm the order, refuses to confirm.

Reason: As previously imposed by the appeal decision concerning application BN/142/20/OUT and to ensure that a safe rail crossing is in place to serve footpath 323 in accordance with policy INF SP1 of the Arun Local Plan.”

Relative to the above, the below wording is hereby proposed with the amended wording written in **bold**:



BARRATT
HOMES



DAVID WILSON HOMES

WHERE QUALITY LIVES

“No more than 20 dwellings, or an alternative number to be agreed in writing by the Local Planning Authority, shall be occupied until a rail crossing (extinguishment or diversion) order has been made and confirmed in respect of a section of footpath 323, to include where footpath 323 crosses operational railway land at the site of both Birch level crossing and West Barnham level crossing, and the section(s) of footpath 323 has been lawfully extinguished or diverted. This condition shall apply unless either the relevant local authority or the Secretary of State, whoever is the person lawfully seized of the decision whether to confirm the order, refuses to confirm.”

Network Rail have programmed to deliver the new rail crossing in June 2026. The rail crossing diversion order will be made by Network Rail thereafter. As such, the process is outside of the control of Barratt David Wilson Homes. The bridge is expected to be in place before the date of first occupation of the development, however, the subsequent confirmation of the rail diversion order is unlikely to be received prior to the date of first occupation. As such, the present application proposes to allow 10 no. occupations before footpath 323 has been formally diverted.

Should you require anything further in respect of this application, please do not hesitate to contact me via email on [REDACTED]

Yours Sincerely,

Rachel Ballam

Planning Coordinator

On behalf of Barratt David Wilson Homes