



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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11th August 2021

Nicholas McCarthy
Orchard End
Highground Lane
Barnham
PO22 0BU

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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/93/21/PL
Site Address: Land off Highground Lane Barnham PO22 0BJ
Description of works: 1 No. 5 bed detached dwelling with ancillary parking and bin storage. This application is in CIL Zone 3 and is CIL liable as new dwelling.

Thank you for your internet representation made on 10th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39453

This proposed development would appear to be outside the area of recognised development and therefore in opposition to the present structure plan.

As noted by the parish council, this area is prone to flooding. This is not intermittent - the last significant floods occurred within the last two years. It should be noted that the floodwater also contains raw sewage because of back flow from the inadequate local sewage system. Any flooding is not only, therefore, a nuisance but represents a significant health hazard.

The single track road already bears more traffic than can easily be accommodated and a further family dwelling would increase this hazard.

Finally, the proposal to accommodate a building on "stilts" represents a marked departure from the character of the adjacent properties and would have a serious visual impact on this rural area

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 including your name and address 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 Planning 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 Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>