

The Assistant Director
Planning Services
and Housing Strategy
Arun District Council

JXB

49. RONNVIEW ROAD
Barnham
Bognor Regis
West Sussex

PO22 0EF

12th July 2011

ARUN DISTRICT COUNCIL

25 JUL 2011

RECEIVED

Application 46/33/11

Dear Sir/Madam

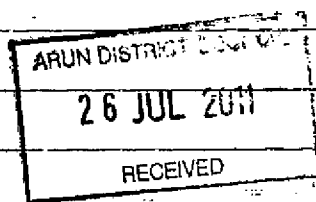
You refused planning permission for
Greenoaks Barnham Rd. Barnham. This refusal
has now gone to appeal.

On the new application, the house
named "Greenoaks" is not to be
demolished.

I live a quarter of a mile from
the proposed building, therefore this
building will not affect me.

My request to the Arun District
Council, please consider whether
this very lovely part of Barnham
is suitable for this development?

25/7/11 JJB



Treetops
10, Pannier Rd
Barnham
West Sussex
PO22 0EE

ACK

Dear Sir,

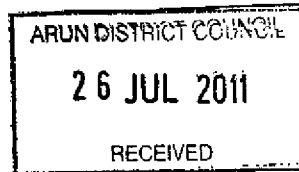
Re: Planning Application EG/33/11

My husband and I strongly object to the above application on the following grounds:

- ① The land is on a flood plain.
- ② Since the building of Chantry Mead we have had a problem with water pressure - the drains, sewerage system cannot cope.
- ③ There are no spaces at local schools, doctors, dentists.
- ④ The new access onto Barnham Rd has already been turned down by the Highways Agency because it would be dangerous for the mothers walking the children to school - it would be opposite the turning to a nursery where very large lorries are reversing out of and going into on a regular basis.
- ⑤ This is meant to be a village - not a housing estate.

Yours faithfully,

JNB



The Firs
11 Downview Road
Barnham
West Sussex
PO22 OEG

Head of Planning Services
Arun District Council
Littlehampton
BN17 5LF

23 July 2011

ACK

Dear Sir,

Re: Planning Application EG/33/11
Proposed erection of 13 No. dwellings, vehicular access etc. at Greenoaks, Barnham

As long standing residents of Downview Road, Barnham, we wish to register a strong objection to the above planning application for a building development on the undeveloped land belonging to Greenoaks at the rear of Nos. 3 to 11 Downview Road.

The application should be rejected as the new housing in the proposed development is in an area that properly lies in the designated Local Gap Area 11(v) between the villages of Barnham and Eastergate, which seeks to preserve openness in the sense of absence of built development, and the site is not therefore suitable for development.

In his report in 2002 Her Majesty's Planning Inspector, Mr Alan Foster, made a clear recommendation that the boundary should be drawn such that this area remained within the Local Gap (Reasoning 9.18.6 and Recommendation 9.18.8). We further understand that the Council accepted this recommendation of the Public Enquiry, and that all Development Control decisions by the Council shall be judged in the light of the Inspector's Report and recommendations. *From this reasoning alone the application should be rejected, as was the previous outline application.*

The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be un-neighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policies DEV1, NE2 of the West Sussex Structure Plan, CC1 of the SouthEast Plan and GEN7 of the Arun District Council Local Plan. This development is not in line with government planning advice or the local development plan – it is not about the creation of low cost, affordable housing.

The trees aligning the back of these proposed new properties were judged to be an important screen by the Government Inspector who made the Appeal Decision for the development at No. 12 Downview Road.

At the present time we have a view onto trees to our west. This benefit would be eroded by the proposed development, although we note that the Landscape Proposal Drawing retains those trees on our western boundary.



ACK

WSWP
1 Sutton Close
Felpham
Bognor Regis
W. Sussex
PO22 8EY

Tel/Fax: 01243 825804

Date: 6/7/2011

JD

Planning Application:.....EG/33/11.....

Dear Sir/Madam

The West Sussex Wildlife Protection Group opposes the planning application above.

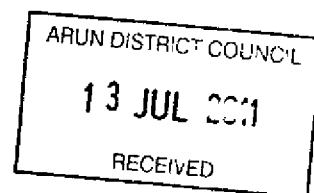
Reasons are as follows:.....Land needs
.....checking for possible wildlife habitation.....

Would you please note that any felling of trees, lopping, tree surgery, ground clearance or any activity involving nesting birds during the months between April to September contravenes the Wildlife and Countryside Act of 1981 and 1985 especially if protected species are involved, also if there is any earthwork involving mammals then the Wild Mammals Act 1996 would be contravened leading to Police prosecutions.

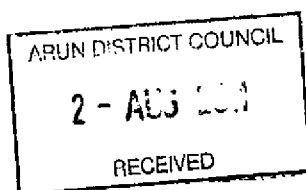
Please contact above group for legal advice and site survey.


Yours Sincerely

Jaine Wild
Secretary



JS
30th July 2011



35 Donview Road
BARNHAM
Bognor Regis
West Sussex
PO22 0EG

Arun District Council
Planning & Building Control
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

ACK

Dear Sir/Madam,

**Reference Planning application EG/33/11 - erection of 13 new build dwellings to the rear of Greenoaks Barnham Road, Eastergate, Bognor Regis, West Sussex.
(Also reference EG/4/10 & EG/63.10)**

I wish to register strong objections to the above planning application to built a further 13 houses to the rear of Greenoaks, Barnham Road on land adjoining a previous controversial building site at 12 Downview Road EG/74/07.

The objections are as follows:-

The infrastructure is already poor.

A sustainable drainage system is still undergoing monitoring and the results will not be available until later in 2011. There have been many previous problems with sewage backing up and flooding of properties. Ewens Gardens off Downview Road, Eastergate in 1975 caused back-up and residents to move away. And in more recent years there has been sewage back-up on three known occasions in Downview Road.

There is a high risk of flooding of which the Environmental Agency is fully aware .

The area has been declared an "Area of Special Character and importance"

There has been little or no consultation by the applicants with neighbours or the Community.

General Remarks

The owners of Greenoaks do not live in the house and on three occasions over the last twenty year have been refused planning consent for a small estate. If on this occasion if planning is given, could not the council consider the demolition of Greenoaks and put in an access from the main road (B2233) and not Use the adjoining private road.

This piece of land is a back garden, has not the Central Government banned in-fills.

If the council continue to encourage hemmed in forms of development, strife and conflict will follow and the beginning of a slum estate would spring up.

Yours faithfully,


V M Paine

JXB



Tudor Cottage
59 Downview Road
Barnham
West Sussex
PO22 0EF

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

ACK

27th July 2011

Dear Sir

Reference; - Objection to Planning Application EG/33/11

Erection of 13 dwellings on the back garden of 'Greenoaks', Barnham Road, Barnham.

I wish to object to the proposed plan on the following grounds: -

1. **Risk to Health** will be significant if the proposed disposal of sewage is approved it will necessitate more than the regular number of tankers removing excess sewage from manhole covers in Elm Grove and along the Barnham to Walburton Road to save the Barnham School and the Children's Play Area being swamped with sewage.
2. **The water table is high**, (acknowledged as adjacent to a Flood Risk area),
3. **Highway Safety** the proposed entry onto the main Barnham Road will mean a third access point within a 50m distance on the crown of a bend. Large lorries have to drive onto the entrance of Greenoaks in order to reverse into the nursery on the south side of the road. The proposed new entry road will cut across the only foot path used by the public, school children included, to traverse between Barnham and Eastergate.
4. As **public transport** is virtually nonexistent car usage in the area will increase.
5. **Back land development** it would impact on the surrounding area and constitute an unsatisfactory form of backland development that would be un-neighbourly, and adversely affect the privacy and quiet enjoyment of neighbouring properties.
6. **Design and Layout** claims that the proposed houses are similar to those in the surrounding area i.e. Downview Road. One only has to see what Southcott's sister company has built on adjacent land to know that nothing is further from the truth.
6. **Schools** There is a lack of places at local schools
7. **Local Doctors surgeries** are not taking new patients.

Yours sincerely,

John Barton

JKB

ARUN DISTRICT COUNCIL

25 JUL 2011

RECEIVED

M. van Koolbergen.

"The Elms"
9 Downview Rd
Barnham, West Sussex
PO22 0EE
England

ACK

Planning Dept,
Arun District Council,
Littlehampton..

20.7.2011.

Ref. EG/33/11.

Dear Sirs,

Hereby my objection for the above building application.

Who authorised moving the building line westwards into the green strategic gap between Barnham and Eastergate and why was this done???????

Arun District Council did not want this development.

Eastergate Parish Council did not want this development

The site is on a flood plane and liable to flooding.

The drains are over loaded

The pavements are very narrow

The are already several roads and housing developments, industries and nurseries accessing Barnham Rd which is at times very busy and will create an extra traffic hazard.

It constitute an unsatisfactory form of back land development and in conflict with LOC1, DEVI of the West Structure plan and Gen of the Arun District local plan

The school are at bursting point

The local surgeries are full

The proposed properties will overlook existing houses and so they will devalue

Yours sincerely.

M. van Koolbergen

JHB

ARUN DISTRICT COUNCIL

25 JUL 2011

RECEIVED

J.H.C. van Koolbergen.

***"The Elms"
9 Downview Rd
Barnham, West Sussex
PO22 0EE
England***

Planning Dept,
Arun District Council,
Littlehampton..



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Yours sincerely.

JHC van Koolbergen

