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West Sussex
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ACK

Planning Department
Arun District Council
Maltravers Road
Littlehampton
W. Sussex. BN17 5LF

4th July 2011

Dear Sirs,

Re: Application No. EG/33/11 - Greenoaks

I write to object to the proposals contained in the above application, the fourth such application for this site, the latter three being made by the same developer - all of which were refused by ADC.

This latest proposal now concerns the access route onto the site, along with construction of an additional five bedroom house.

Firstly, this modified application now proposes access direct from the main Barnham Road, with the revised access road running alongside Greenoaks itself, rather than using the existing feeder road to the Chantry Mead development off Downview Road - a long route into the proposed development. This proposed new access road lies between the entrance to Poling Motors and the entrance to Downview Road and to propose the building of yet another access onto Barnham Road in the short distance between these two points seems extremely foolhardy and, not to put too finer point on it, dangerous.

The proposed revised layout would also mean that residents from Chantry Mead would be able to use this access point, in addition to the occupants of the 13 new houses proposed, all feeding onto the main road, presenting potential traffic hazards even greater than at present. These points represent my objections to this latest application in respect of revised access.

I also object to the whole of the application on exactly the same grounds as I did for EG/4/10 and EG/63/100. These reasons include issues such as concerns relating to sewerage; effluent discharge into local waterways with the attendant risk of pollution, the destruction of a row of mature leylandii trees currently screening the site, and the lack of general infrastructure including medical, educational, employment and social facilities together with the very contentious proposed inclusion of an on-site sewer treatment plant.

In view of the letter to all Planning Authorities from the Chief Planning Officer, dated 9th June 2010, perfectly good reasons now exist to implement Planning Policy Statement 3: Housing PPS3 which prevents the overdevelopment of neighbourhoods and the exclusion of residential gardens from the definition of previously developed land in Annex B.

Barnham and Eastergate villages have been heavily targeted by both private developers and County Authorities alike in attempts to build more and more houses within these village communities, resulting in the destruction of their character, regardless of the wishes of local residents and taxpayers in the matter. Barnham deserves to be left alone for a while. We residents value the rural nature of our Five Village community and deplore such attempts to

overdevelop the area, resulting in turning Barnham village into Barnham Town. Such developments should be located in areas of current urban conurbation, where existing amenities and facilities are available, suitable for this type of expansion.

I therefore urge the council to continue to refuse planning permission for this unwanted, unwelcome and exploitive development. Rejection of this application would support those residents and tax payers who object to onerous developers attempting to destroy continued enjoyment of the rural living we have, despite the restrictions and problems with drainage etc. enjoyed for so long.

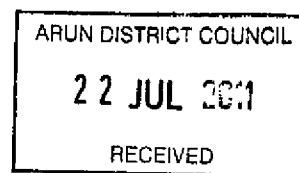
Yours faithfully



JXB.
The Planning department,
Arun Civic Centre
Maltravers Road,
Littlehampton,
West Sussex. BN17 5LF

Monday 18.07.11

ACK



Reference: Greenoaks Eastergate EG/33/11

Dear Planning officer,

I should like to register my objection to EG/33/11 planning application.

Reasons to object to this planning application

Flooding & Drainage.

Barnham village is an area with a recognised history of flooding where it is known that further extensive remedial ground works are required to remove the threat of flooding during periods of heavy rainfall in the winter, when the water table reaches ground level in many locations.

It is also well known that the foul drainage system suffers substantial infiltration of ground water during heavy rain and that this leads to foul drains surcharging (overflowing) into the streets and housing estates.

In spite of the above, for reasons of business obligation & reputation, Southern Water will not publicly admit that there are sewer capacity problems in Barnham. If the sewers only needed to carry foul drainage, they say, there would not be a problem. However, unless and until there is substantial renewal of the sewerage system, ground water infiltration will not only continue, but continue to increase.

Southern Water's primary groundworks contractor, WS Atkins, has produced a report titled "Barnham Flooding and Pollution – Southern Water Position Statement issue 4" dated 25.08.2010. This report has not been made public.

The report states that "the foul sewage system can accommodate direct impermeable runoff flows and summer dry weather flow but is not able to cope with prolonged wet weather conditions in the winter months and the additional contribution from ground water infiltration and surface water inundation".

As you will realise, once an application has been made to connect the foul drainage from new homes onto the system, the utility company has a legal obligation to accept the connection. This is the case even though Southern Water knows that in the Barnham area, this will mean having tankers on 24 hour standby during wet weather periods ready to pump effluent out of surcharging sewers and contaminated rifes. This is not sustainable development.

The situation in Barnham has become so serious, and effective remedial plans so overdue, that local residents have formed the "Barnham Drainage Group" to highlight the real problems and press Southern Water and the Environment Agency to take urgent, effective remedial action. This group is led

by Dr John Mason M.B.E. who has written and delivered numerous papers and presentations on the subject.



Childrens play area Farnhurst, Barnham

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Childrens play area Farnhurst, Barnham

2011

SURCHARGING OF THE FOUL DRAINS THAT WILL CARRY THE EFFLUENT FROM THE PROPOSED GREENOAKS DEVELOPMENT.

I believe that the proposed development will exacerbate the already serious flooding and sewerage problems of the Barnham area. Note the invert levels of manholes 1-11 shown on the developer's drawing RBA895/50 are all below the groundwater level. As already mentioned it is the fact that the foul sewer is below the water table that is causing much of the flooding/surcharging issues. How will the developer keep the manholes water tight without stressing the connecting pipes and ensuring that the manholes do not "float" in winter and "sink" in summer due to the flexing of the clay soil.

The proposed development lies only 100 metres from the "extreme flood" line on the EA's flood map and only 200m from the normal flood line.

Soakaways

The location of the soakaways I feel should be plotted with the data collected from Geo-Environmental's survey undertaken during the first three months of 2010, with cover levels and invert levels on the same drawings as the landscape and cycle sheds drawing since this will highlight many of the conflicting sets of information.

All the soakaways in the back gardens as indicated on drawing RBA895/50 are less than 5 meters from the houses and three are shown under the fence, four are under the cycle sheds. Please will you request from the developer for a more detailed assessment as to what his exact intentions are.

The same drawing shows 10 surface water soakaways and a French drain have been placed less than 2 metres from the proposed tree, hedge and shrub planting. An expert I have consulted states that such proximity will seriously threaten the survival chances for most of the planned planting.

In addition expert advice regarding soakaways identifies that tree root invasion will seriously reduce the effectiveness of the soak away.

I suspect that the arboriculturalists have not reviewed the drainage plans and that the drainage engineers have not reviewed the planting schemes. The developers drawing RBA895/50 clearly states in bold
"DRAINAGE LAYOUT SUBJECT TO ARBORICULTURAL REVIEW"

I believe that the above mentioned proximity seriously threatens the sustainability of both the planting and the soakaways, which in turn threatens the viability of 2 crucial elements of the development plans.

Detrimental to the environmental

The environment and how to reduce carbon dioxide is in the news nearly every day. One way is to plant more trees for which thankfully there are grants. In this application it is proposed to destroy tens if not hundreds of mature/nearly mature tree.

This small area is an oasis for wildlife, home for owls, pheasants, woodpeckers, to name but a few. This will all be lost if this application is passed.

Increase of traffic movements.

The proposed new access will cross the pavement used by countless teenagers, parents and children going to and from school and about their every day business.

At this point on Barnham Road there are already 3 vehicle access points within a distance of only 180 metres. These are; Downview Road and the entrance to the PMC vehicle repair centre, both on the north side of the road and the entrance to Springfield Nurseries on the south side, directly opposite the potential new access at Greenoaks.

The potential new access at Greenoaks would serve a planned development of some 13 detached residences to the rear of Greenoaks and would add a fourth vehicular access, and significantly more peak-hour traffic, across the only available footpath within those 180 metres (there is no footpath on the southern side of Barnham Road at that point). Furthermore, the location of such an access, directly opposite the Springfield nursery entrance, would lead to reduced driver attention paid to pedestrians and cyclists.

The speed limit along this stretch of road is 30mph, although I have personally witnessed all types of vehicles from motor bikes to buses far exceeding this limit.

In addition, I am given to understand that the PMC vehicle repair centre has plans to expand their workshop facilities and Springfield nursery has also recently increased their production capacity.

To add yet another hazard to what was originally designed to be a country road with light infrequent traffic will, in our view, only be to the detriment of the safety of pedestrians and cyclists, particularly school children going to and from the 3 schools located within 800 metres of this location.

Another access road at this point would mean 3 within 70 metres (PMC, Springfield and Greenoaks) at a point where the carriageway width is barely 6m. This width means that a right-turning vehicle obstructs all other traffic on that side of the carriageway and means that traffic must cross the centre line to pass cyclists.

In addition, the distance from the front wall at Greenoaks to the edge of the carriageway is such that vehicles waiting to join Barnham Road from any new access would obstruct the footpath.

At some point within 500m of the Greenoaks entrance there are usually skid marks suggesting that emergency action has had to be taken to avoid a collision, further highlighting the extremely busy and sometimes frantic nature of this section of road.

All of which already make walking to the schools and the shops a greater hazard than it should be, without further crossing points from housing estates to negotiate.

Just how much more traffic this pinch point along the B2233 can take before a serious accident or fatality occurs is of course hard to predict, but rather than waiting for such an event may I suggest that further exits out onto the road at this location are not approved.

I believe that it is vital that all the relevant agencies and all recorded interested parties must have an opportunity to review and comment upon any such proposal before its approval can even be considered.

I believe that another vehicle access point onto Barnham Road in this location will further increase the risk of road accidents involving pedestrians and cyclists.

Medical facilities

The medical resources are so stretched that even though there is a very good surgery within easy walking distance of this proposed site I and my family were turned away purely on location and now have to travel several miles to see our family Doctor or nurses which without the use of a private car is expensive and may take several hours if using public transport.

Developers accuracy.

The developer it appears has taken to either avoid his true intentions as to what form this back garden development will look like or try to deceive those concerned. There are statements showing the Eastern boundary trees remaining there are drawings showing a fence in other documents shrubs are to be planted.

The developers document titled – “Design and access statement May 2011 Southcott homes” on page nine states “The existing site area equates to 0.625Ha (1.2 acres) with a site width of approximately 17m. The site extends back from the Barnham road a total of 208m in length.

$17m \times 208m = 3,536m^2 = 0.3536Ha$ not 0.625Ha

Where as the developers document – Planning statement June 2011 para 2.10 states the existing site area equates to 0.625 Ha (1.54 acres) with a site width of 16.5 m. Neither of which is true.

The developers document titled – “Design and access statement May 2011 Southcott homes” On Page 14 the developer claims the housing density will increase from 2dpha to 26.8 dpha Is this “keeping within character”? This is more than a tenfold increase.

The developers document – Planning statement June 2011 para 2.12 states. The site is in a sustainable location is well served by local shops and public transport and is connected to the wider strategic and local highway network via the A3/M motoway. Only after travelling a distance of more than twenty miles.

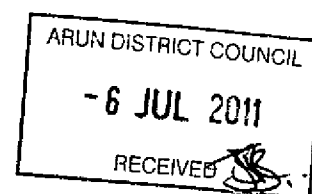
Is this a developer that has taken due care and diligence to his work? When, even I as a mere lay person can see so many “errors”/ “Cut and Paste” ‘s. Yes they may all be counted as mistakes but then so, it was claimed, was the Village boundary gap line when that was changed. Had it been corrected at the time then none of this proposed development would have occurred.

The following is a list of questions that require some answers to:-

1. How can the authorities approve more and more new housing before the flooding and sewerage problems have been solved?
2. Why in the 21st century do the planners feel that it is an acceptable risk for children’s playgrounds to be flooded with sewage.
3. What will be the technical solution to the drainage problems of this area? How much will it cost? Who will pay? When will the works be implemented?
4. How often has Arun District Council has consistently refused permission for this development?
5. How often has Eastergate Parish Council has consistently opposed this development?
6. How many local schools and residents support this planning?
7. Do the concerns of local residents count for nothing?
8. Why fell hundreds of water-consuming trees close to a flood risk area?
9. What will happen to the natural habitat?
10. Is this garden development in keeping with central Government policy?



The Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Wilton
Barnham Rd
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PO22 0EB

3 July 2011

Dear Sir or Madam

I write in response to planning re-application EG/33/11 (Redevelopment of Greenoaks, Barnham Road) and wish to register strong dissent to this scheme. My property is marked on the submitted plans, being two doors down Barnham Road, South East of the proposed site.

This is the fourth proposal for the site since 2007 and is in my opinion the worst proposal yet in terms of its impact upon this household.

There are two fundamental changes to the earlier plans that were unfortunately allowed at appeal.

1. The access is from Barnham Road rather than Downview Road.
2. The plan layout has been reversed laterally and vertically to fit the new access route.

The plan application does not seem to explain the reasons for the change of access or the consequent layout. Locally this is evident. Up until 2003 the owners of Greenoaks and the plot that is now Chantry Mead in Downview Road had made joint plans to develop their respective properties. The Chantry Mead site was subsequently approved, to the disappointment of the affected community. The Greenoaks plans have alienated the Downview Road residents who have:-

- a) implemented a parking ban on craftsmen building the Chantry Mead site, leading to Barnham Road becoming a van park, often dangerous for traffic, damaging to the verges and
- b) threatened legal action to prevent the access to the Greenoaks site via Downview Road which is a private road.

The Barnham Road access is therefore a second, inferior choice for the developers as the value of the retained house Greenoaks will be compromised by this switch.

I object to the use of Barnham Road as the access because the very significant extra traffic generated will now be exiting and entering a second junction to the East of my property as well as the established Downview Road exit. The developers call the increase in traffic "a modest increase in activity at the site" (section 5.46). The reality is that the current movements of two cars at Greenoaks will be replaced by the movements of 28, a 1400%

increase which can only be described as immodest. This will make access to my property much more difficult than it already is, at peak times especially. Traffic is already often backed up as far as Downview Road from the Eastergate War Memorial in the morning. It is highly probable that Greenoaks traffic will exacerbate this problem with holdups to Eastbound as well as westbound traffic when the Greenoaks entrance is blocked by cars trying to exit the site as an eastbound car tries to enter. This situation would reverse in the evening rush.

Additionally this access point is very close to the entrance of the nursery opposite, where articulated lorries often hold up the traffic and reverse into that site. The proximity of the two accesses will exacerbate localised traffic issues, noise and pollution.

However the biggest issue of the access is the significant increase in hard surfaces at this end of the site and the increased potential for water runoff on to the Barnham Road. Barnham Road floods frequently every year in heavy rainfall. This flooding does not threaten the house structures here, which seems the only focus of the planning process. However, water runs off pervious and impervious surfaces and forms deep puddles from Greenoaks to past Downview Road to the south east, following the ground slope. These puddles form because the drains cannot handle the runoff, despite frequent debris and blockage clearance by the council (the frequency of which always increases during a planning consultation for some strange reason). The puddles effectively limit the width of the road and create a danger to traffic. The footpath, which is the only safe side of the road for pedestrians, is affected by the puddles which cover parts of the surface and pedestrians run a gauntlet of trying to avoid waves and splashing from cars that drive through the puddles on the road. The waves and splashing also have negative physical effects on the banking that exists along the property frontages on this section of road, eroding the soil.

The revised plan layout is my second point of major objection. The Proposed Density and Graining depicted on page 14 of the Site Analysis shows the properties planned for the southern end of the site at a density that is not repeated anywhere else in the locality. This concentration of hard surfaces increases the risk of flooding as discussed above, but fundamentally it is out of keeping with the local area. It is too dense and built up. It is stated that the current density is 2 dpha, the local area is 8 dpha and the overall new site is 26.8 dpha. This is out of keeping in itself and should not be allowed. I do not know what the dpha of the area holding the 10 southerly properties could be calculated as, but it is evident from the plan map that this will be over 4 times that of the local area. This is unacceptable and will fundamentally change the nature of the area, not enhance it as the application seems to suggest.

The artist's impressions of the site suggest that judicious planting will obscure the visible effects of the housing concentration. Hiding it, even if this were possible, would not limit the effect of having so many more properties in close proximity to our own. Our peaceful enjoyment of our land will be compromised. The new layout brings more properties significantly closer to us than the previous versions, making this negative effect far worse than the appealed layout. Indeed, all the plots are now closer to all the existing properties than the previous plans. Every neighbour is worse off than before.

The Inspector commented that the density would be "higher than other housing off Downview Road but not so high that it would be out of keeping with the existing character of

the area". I contend that the density of the new plan is higher than other housing off Barnham Road and so high as to be out of keeping with the surrounding area.

I would like to point out some inconsistencies in the materials submitted by the developer that are rather worrying. They appear unable to define the nature of the locality with which they are seeking to blend in.

Point 5.8, page 17 of their statement says the existing properties are "set on fairly large individual plots and are of a large detached built form..."

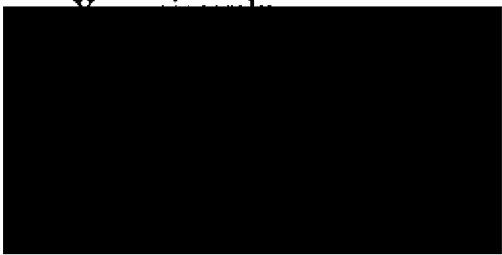
Point 5.31 suggests that "the surrounding grain of the area is made up of large detached dwellings on modest sized plots."

Page 7 of their design assessment states that the current properties are "on spacious plots with moderately sized rear gardens."

Whichever is the reality, it seems that their design does not fit with any of these descriptions.

Finally, I would like to point out that the village centre, local schools, surgeries etc have no apparent capacity to deal with the extra demands made on them by this increase in population.

Please feel free to contact me if you need further information.


Ian D. Truin
Owner