

S R Lane
69 Downview Road
Barnham
Bognor Regis
West Sussex
PO22 0EE

Your Ref: Inet 000011076
Our Ref: EG/33/11/
Please ask for:
Mr J Baeza

20th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property
Greenoaks Barnham Road Barnham

Thank you for your internet representation made on 20th July 2011 which has been recorded as **an objection** with the comments as follows:

The proposed development would be on land designated as part of the green gap between Barnham and Eastergate. □

□

The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policies DEV1, NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan. □

□

If the proposed development were permitted the local planning authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policies LOC1, DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan. □

□

The proposed entry to and exit from this development is almost opposite the junction of Elm Grove and Downview Road, which at present is 'blind' in all directions. Downview Road is an old narrow country lane with a single ribbon of properties on either side, and does not lend itself to more development. In particular, the surface of the road (maintained at the expense of the residents) is totally unsuitable for increased traffic volumes which would follow further development. □

□

There have been previous problems with sewage and flooding in this area. The proposed treatment of this for the proposed new development seems inadequate and carrying inherent risk of further problems. □

□

School and medical facilities are at present unable to cope with new population. In particular, the nearest doctor accepting new patients is over two miles away in Yapton. □

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Andrew watson
3 Downview Road
Barnham
Bognor Regis
West Sussex
PO220EE

Your Ref: Inet 000011142
Our Ref: EG/33/11/
Please ask for:
Mr J Baeza

28th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property
Greenoaks Barnham Road Barnham

Thank you for your internet representation made on 28th July 2011 which has been recorded as **an objection** with the comments as follows:

Barnham village has a history of flooding and 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. The foul drainage system suffers substantial infiltration of ground water during heavy rain and that this leads to foul drains surcharging into the streets and housing estates. Southern Water has to have tankers on 24 hour standby during wet weather periods ready to pump effluent out of surcharging sewers and contaminated rife. This is not sustainable development. □

All the soakaways shown on drawing RBA895/50 are less than 5 meters from the houses. It also shows 10 soakaways and a French drain are less than 2 metres from the proposed tree, hedge and shrub planting. Expert advice identifies that tree root invasion will seriously reduce the effectiveness of the soak away. □

The environment and CO2 reduction. This application proposes to destroy many of the mature trees which is an oasis for wildlife. □

Traffic access. 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. The speed limit here is 30mph, I have witnessed all types of vehicles far exceeding this limit. □

□

Here are some questions that require answers: □

- 1. How can the authorities approve more and more new housing before the flooding and sewerage problems have been solved? □*
- 2. Why 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? □*
- 7. Why fell hundreds of water-consuming trees close to a flood risk area? □*
- 8. What will happen to the natural habitat? □*
- 9. Is this garden development in keeping with central Government policy? □*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Sarah Watson
3 Downview Road
Barnham
Bognor Regis
West Sussex
PO22 0EE

Your Ref: Inet 000011143
Our Ref: EG/33/11/
Please ask for:
Mr J Baeza

29th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property
Greenoaks Barnham Road Barnham

Thank you for your internet representation made on 28th July 2011 which has been recorded as **an objection** with the comments as follows:

*Barnham village has a history of flooding and 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. The foul drainage system suffers substantial infiltration of ground water during heavy rain and that this leads to foul drains surcharging into the streets and housing estates. Southern Water has to have tankers on 24 hour standby during wet weather periods ready to pump effluent out of surcharging sewers and contaminated rife. This is not sustainable development. □
All the soakaways shown on drawing RBA895/50 are less than 5 meters from the houses. It also shows 10 soakaways and a French drain are less than 2 metres from the proposed tree, hedge and shrub planting. Expert advice identifies that tree root invasion will seriously reduce the effectiveness of the soak away. □*

The environment and CO2 reduction. This application proposes to destroy many of the mature trees which is an oasis for wildlife. □

Traffic access. 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. The speed limit here is 30mph, we have witnessed all types of vehicles far exceeding this limit. □

□

Here are some questions that require answers: □

- 1. How can the authorities approve more and more new housing before the flooding and sewerage problems have been solved? □*
- 2. Why 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? □*
- 7. Why fell hundreds of water-consuming trees close to a flood risk area? □*
- 8. What will happen to the natural habitat? □*
- 9. Is this garden development in keeping with central Government policy? □*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Chris and Heather Page
Wentbridge
Barnham Road
Barnham
Bognor Regis
PO22 0EB

Your Ref: Inet 000011125
Our Ref: EG/33/11/
Please ask for:
Mr J Baeza

28th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property
Greenoaks Barnham Road Barnham

Thank you for your internet representation made on 26th July 2011 which has been recorded as **an objection** with the comments as follows:

We object to this application due to the fact that the proposed development is totally out of keeping with the density of properties in this part of Barnham Road, (it must be understood that this development was originally designed to follow on from a previous development off Downview Road NOT Barnham Road). □

Also, this proposed development would be fully visible from the Strategic Gap, and therefore totally unacceptable to the character of housing in the area. The Hornbeam hedging beside the access road would not ever screen the houses from the Barnham Road and the Strategic Gap, therefore the Vivid Design Studio street scenes are purely conjectural. This has been a sticking point on all the multitude of applications that have been through the process already. Apart from the aesthetics, the drainage issue greatly concerns us as this proposal would significantly add to the problems already experienced with the local flooding issues. The surface water is already a real problem, especially during the winter months. □

It has already been stated by Southern Water in the previous applications that the sewerage system does not have the capacity to provide for additional development such as this. □

The other issue that would arise would be the traffic build-up at the entrance to the proposed development. Barnham Road is a busy road, and the nursery opposite the proposed access has articulated lorries reversing into the entrance many times each day. In conclusion, we would expect that local council policies are respected. □

Thank you.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your

comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Barnham Parish Council
c/o Eddie Tarbard, Parish Clerk
2 Orchard Grange, Yapton Road
Barnham
West Sussex
PO22 0AX

Your Ref: Inet 000010963
Our Ref: EG/33/11/
Please ask for:
Mr J Baeza

5th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property
Greenoaks Barnham Road Barnham

Thank you for your internet representation made on 5th July 2011 which has been recorded as **an objection** with the comments as follows:

Barnham Parish Council objects to this application for the ☐
following reasons: ☐

1. *The development would exacerbate the present severe* ☐
chronic surface water drainage and sewage disposal ☐
problems in and around Barnham village. ☐
2. *Council is concerned about road safety with regard to* ☐
access to the proposed development on the B2233. ☐
3. *The development would increase traffic and parking* ☐
congestion on the already overcrowded B2233 Barnham Rd. ☐
4. *It would place an unnecessary burden on local services* ☐
e.g. there is no GP surgery in Barnham Village, the ☐
local Primary School is at full capacity, and there are ☐
few if any local employment vacancies. ☐

☐
☐

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Nigel Smith
4
Downview Road
Barnham
Bognor Regis
PO220EE

Your Ref: Inet 000010972
Our Ref: EG/33/11/
Please ask for:
Mr J Baeza

6th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property
Greenoaks Barnham Road Barnham

Thank you for your internet representation made on 5th July 2011 which has been recorded as **an objection** with the comments as follows:

I object to this planning application EG/33/11 because 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 documented 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. □

□

Southern Water's primary groundworks contractor, WS Atkins, produced a report in August 2008 entitled 'Barnham Flooding and Pollution - Southern Water Position Statement issue 4'. This report has not been made public but is new and compelling evidence that no further development should be taking place anywhere in the Barnham area until these problems of infiltration have been resolved. □

□

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'. □

□

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. □

□

The proposed development will exacerbate the already serious flooding and sewerage problems of the Barnham area. □

□

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

□

The scheme proposes soak ways for surface water management, but the developer's own data shows that winter ground water levels in the area already reach the surface, which will make the soak ways non-viable and will lead to increased ground water flow into the already flood-prone rifest during heavy winter rain. □

The Concerns of Local Residents □

The Planning Inspector should consider the following concerns that local residents have regarding this and any new development in the Barnham area;[]

- 1. The existing flooding and sewerage problems have not been resolved.[]*
 - 2. It is not acceptable to flood children's playgrounds with sewage.[]*
 - 3. Technical solutions to the drainage problems of the Barnham area need to be worked out[]*
- before further development is undertaken.[]*

[]

Core Principles of Planning;[]

¿Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. ¿[]

[]

The application EG/33/11 does not represent sustainable development for the reasons given above.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy