Raymond Coggin

Pipkins

Lane Lane

PO22 0AJ 17th April 2025

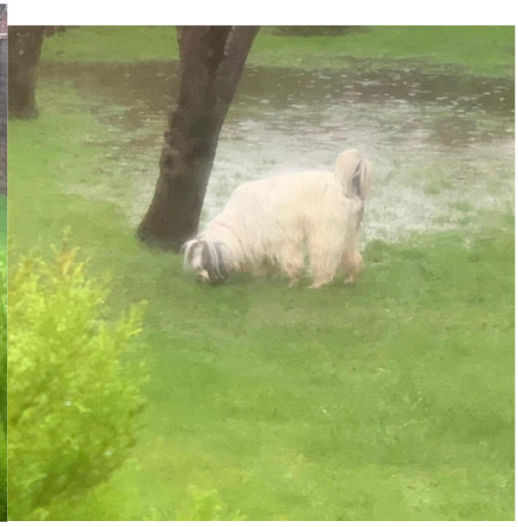
Ref WA 17/25

Sirs,

I am submitting my objections to the application Ref. No. WA/17/25

Land to the north of Lake Lane and Park Road, in both the parishes of Walberton and Barnham and Eastergate.

This recently resubmitted plan that was refused last year must be refused once more. Although there are details of flood mitigation supplied in the new plan they are seriously flawed and rely on some fanciful reasoning that new owners will responsibly and regularly empty the water butts supplied to the buildings as rainwater can no longer be discharged into the sewer system. This field and surrounding area has a long history of flooding as do all the adjoining properties. I attach photos 1 -9 as recent evidence of flooding in our adjoining gardens and to Lake Lake close and opposite our property.



This is a regular occurrence that has had increased in numbers in recent years. It's not called Lake Lane for nothing.

I note that in the developers reports it states that no history of flooding exists? Clearly this is misinformation based on flawed reports. You can see the evidence provided above. Southern Water are frequently having to be called to properties in Park Road to deal with backed up sewers caused by the running sands upon which Lake Lane is built.

You will likely be aware of the cost of providing road tankers throughout the winter months to alleviate the overwhelming of the common sewer system in Lake Lane And

Barnham Lane. The overflow of sewage into the chalk stream killed over 20 brown trout and damaged their habitat. The tankers were provided at a cost of up to £9000 per day! How is this most unwelcome plan going to alleviate that situation?

This plan is in direct conflict with the Neighbourhood Plans of both Barnham and Eastergate and Walberton parishes. It is in conflict with WNDP VE7 and BEP ES1band ES1c along with ALP policies W Sp1 and W DM2.

The field in question is rated by the EA as in zone 1 but is closely bordered by areas of zone 3 which brings it into conflict with ES1a.

Our carefully designed Neighbourhood Plan dated 2022 has taken into consideration the need to allow for sustainable development to meet allocated targets, and this proposal sits outside of the areas allowed for development. Barnham and Eastergate have taken more than its fair share of development at the current time and I strongly object to a scheme that is of not benefit to the community. It doesn't provide opportunities for employment or bring any infrastructure benefits to the area. Only a negative impact would be achieved in the pursuit of profit for the developer.

The proposed access road which is currently the access to four adjoining houses is gated at both ends. All four properties have it stated in their Title Deeds that they are equally responsible for the upkeep of the access track and have unfettered rights to it for both pedestrian and vehicular access. This will impact any works planned to be carried out on the land. The track is approximately 70 metres between the gates and there is no proposal for a walkway, without a suitable walkway disabled accessibility cannot be achieved and if a pedestrian is met by any large service vehicle whilst walking along it a dangerous situation is created. The substantial length of the track will undoubtably lead to conflict with vehicles trying to enter or leave the site which will inevitably result in people being forced to reverse back onto Lake Lane in conflict with Highway Code Rule 201. If a metre wide walkway were to be provided the lane is not wide enough at any point to allow a fire appliance to access the site.

I am seriously concerned that the buffer allowed for in the Neighbourhood Plan would be breached and damage caused to the wide variety of wildlife that currently thrive in the field. Some of this wildlife is rare and endangered such as the Barbestelle Bats and Lesser Spotted Woodpecker that we are blessed with. Indeed, nine other species of bats and all species of Woodpeckers call the field home. Not to mention the grass snakes and many other reptiles with species too numerous to mention. Breeding pairs of Buzzards also occupy the area. Another resident protected bird is Sparrowhawks.

The field is also designated grade 22 agricultural (ref Provisional Agricultural Land Classification (ALC) England from Natural England 1 April 2019. This brings any development into conflict with ALP policy SO DM1 and BEP policy ES14.

Insufficient trees are provided for in the plan as in BEP ES10.

Schools in the area are already at capacity and no transport provision is connected to the site further promoting the necessary use of cars. Or a long walk into Barnham for transport interchanges.

This plan seriously impacts the village identities and separation of village boundaries.

Most importantly

The National Planning Policy Framework clearly states in paragraph 14

"14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70);"

Barnham and Eastergate Neighbourhood Plan is modern, fair and robust in design and must be closely adhered to for the good of all its residents going into the future.

In the hopefully unlikely event of planning being granted it is imperative that Grampian Conditions must apply as per Grampian Regional Council v Aberdeen District Council (1984).

[redacted]

REP

[redacted]

Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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-----Original Message-----
From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 17 April 2025 18:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning App. WA/17/25/PL

objection

-----Original Message-----
From: Ray [redacted]
Sent: 17 April 2025 18:12
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning App. WA17/25 PL