

This development has already been rejected and for good reason and those reasons still stand!

My objections from me a mother of three young girls and resident of Barnham village are, as follows:

*The alley leading to the back of our house to our garage is an alley not a road. It is narrow and would be dangerous to use as a road with no passing place. It would force people to reverse and potentially directly out onto Lake Lane. It is not wide enough for two cars to pass let alone delivery vehicles and of course emergency vehicles to drive down. There is no provision for a walkway and it is also the only way in and out of the site. In the past a car crashed and flipped over just metres from our house just by the bend, imagine cars reversing on to this road or even pausing to wait to enter! This is in contradiction to the Highway Code rule 201.

The proposed road which is actually an alley is 140cm away from our bathroom window, this is an infringement on our privacy.

The measurement taken for the proposed road width (which is actually an alley way) is incorrect!

I will not allow our drive to be used as a passing place. This is our private land where our children regularly play safely as there is no regular traffic.

*The site is not included for development in the New Made Neighbourhood Plan just like last time when it was rejected! It brings absolutely no positive baring to us existing home owners, the parish or the village as a whole. In fact it would be extremely detrimental to develop this land. The proposed plan covers land both in Walberton, Barnham and Eastergate Parishes. One area of major concern is the convergence of local parishes by development, causing a blurring of the fabric of our parishes.

*The Neighbourhood Plan was designed to leave undeveloped spaces whilst allowing areas to be used for development where appropriate. This is not an appropriate development site. The site is also outside of the Built-up Area Boundaries of both Walberton, Barnham and Eastergate. As Alternative sites are available within the parishes, this does not comply with the WNDP policy HP1, Arun Local Plan policies SD SP2 and C SP1. Extension of developments north of Lake Lane reduces the gap between the settlements of Barnham and Eastergate (Neighbourhood plan policy ES3 and Walberton WNDP HP1).

*A huge devastating impact would be flooding and the sewage system, the system already can not cope and more unwanted housing WILL be devastating to the village and the sewage system. The

parish councils are taking the view that until this infrastructure issue is addressed, compliance with WNDP policy VE7, BEP policies VE7. BEP policies ES1b and ES1c along with ALP policies W Sp1 and WDM2 cannot be achieved. Although it is stated that the site is rated Flood Zone 1 the northern and eastern boundaries are flanked by areas designated Flood zone 3 by the Environment Agency in conflict with BEP EC1a. Raw sewage was found in the streets and people's homes and even reports of cryptosporidium have been found in local residents of Barnham including my daughter!

*Infringements of the New Made Neighbourhood Plan. Convergence of the Parish Boundaries
Damage to the village caused by overloading the existing sewage system.

*The damage to Lake Lane is continuing to worsen with recent major repairs requiring lengthy complete closure is already showing signs of further collapse. With regularly reoccurring sink holes. Until substantial upgrading to the infrastructure is carried out, compliance with WNDP policy VE7 and BEP policies ES1b and ES1c plus ALP W SP1 and W DM2 can not be achieved.

*Southern Water have already stated that no new developments can be connected to the sewer to discharge rain and surface water this is obviously a further flood risk.

* The protected Barbastelle bats continue to perch in the stables that are to be demolished. A further nine species of bats are active in the field, along with grass snakes, toads, frogs and newts and may diverse creatures that Arun District are well aware of and this exceptionally rare habitat will be damaged if this development goes ahead.

*The land itself is provisionally classified as Grade 2 agricultural (ref Provisional Agricultural Land Classification (ALC) (England) from Natural England 1 April 2019. As such, development is in conflict with ALP policy SO DM1 and as agricultural land, BEP policy ES14.

*Should permission be granted Grampian Rules must be applied ensuring that any infrastructure issues are addressed before the developer commences any work on the site. The term Grampian condition & quote; stems from the case of Grampian Regional Council v City of Aberdeen District Council (1984), where the House of Lords established that Local Planning Authorities (LPAs) can impose conditions on planning permissions that are negatively worded.

All information provide shows how unwanted and how detrimental this development will be to all residents or Barnham, Walberton and Eastergate parishes.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: [REDACTED]

Sent: 16 April 2025 10:21

To: Planning <Planning@arun.gov.uk>

Subject: Application Ref : WA/17/25/PL

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Application Ref : WA/17/25/PL

Please see objection comments attached.

Kind regards,

Lisa Geldenhuys

resident of

St Annes Cottage

Lake Lane

Barnham

PO22 0AJ



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