



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



From: Beyers Geldenhuys [REDACTED]

Sent: 17 April 2025 09:46

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

Subject: Comment on WA/17/25/PL - OBJECT

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Dear sir/madam,

I strongly **object** to planning application "WA/17/25/PL" of the building of 7 dwellings on the land to the north of Lake Lane PO22 0AJ, based on the following reasons:

1. Infringement of privacy. The access path to the proposed development was never intended to be a public road. Our bathroom (ground floor) window is c1.4m away from this access.

1.1 Currently we enjoy our garden as a quiet place. The proposed access will run within a meter alongside our entire garden, which will create unacceptable noise and have a detrimental effect on our quality of life.

2. Safety concerns: The access is narrow, and cars will have to reverse onto Lake Lane in an area where people very often exceed the 30mph speed limit. At the very least a study should be conducted to establish the number of speeding cars.

2.1 Knowingly allowing this proposal will almost certainly force people to contravene Highway Code 201 which says, "Do not reverse from a side road into a main road."

2.2 Visibility: Even currently, with the layby present, it is often difficult to see speeding vehicles/bicycles when trying to pull out onto Lake Lane.

3. Safety of my family: As the access run past our driveway, people will almost certainly use our driveway to pull over in (given the single car width of the track) which is unacceptable as my children are often in and around that area. My side gate also opens to this track which we require for access to our garden.

4. Inaccurate planning application data: The planning application assumes that the width of the track is wider than it actually is. There is an existing kerb that delineates the end of my property, the measurements disregard this and have taken measurements from hedge to fence which I believe to be inaccurate.

5. Planning application errors: Furthermore, the application states the property to be developed is at St Anne's Cottage, which is my house and not where they propose to build. Details matter and it goes a long way to show their half-heartedness in taking this seriously.

6. Local infrastructure can't cope with further development. Lake Lane is already collapsing (again) in places. This is caused, in part, by increased traffic to the new Ashdown vale estate (c 55 homes built 2015) and the numerous tankers removing wastewater from the collapsing and inadequate sewer 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 W DM2 cannot be achieved.

7. Parish boundaries: The access road is in Barnham and Eastergate PC, with the land being in Walberton; the development, whilst in Walberton, will have no direct access to its own parish and is likely to be forgotten and made Barnham's problem in years to come.

8. The site is also outside of the Built-up Area Boundaries of both Walberton and 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.

9. Should permission be granted, Grampian Rules should be applied ensuring that any infrastructure issues are addressed before the developer commences any work on the site. The term Grampian condition; 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.

10. The land is not included for development in the New Made Neighbourhood plan and is a speculative application, not for the benefit of the community, but purely to line the pockets of the developers.

I strongly urge you to refuse this planning application as it will have an immeasurably negative impact on us enjoying our way of life and have been since we moved in 10 years ago when we decided to move here and raise our children in this quiet part of Barnham.

Your consideration is greatly appreciated.

Yours sincerely,
Beyers Geldenhuys