

17th April 2025

D.Phillips
Mulberry Cottage,
Lake Lane,
Barnham,
West Sussex
PO22 0AD

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/17/25/PL
Site Address: Land to the North of Lake Lane Barnham PO22 0AJ
Description of works: Demolition of stable block and erection of 7 No dwelling houses comprising 2 No three-bedroom detached bungalows & 5 No four- bedroom two storey detached houses together with associated car parking and landscaping (resubmission following WA/20/24/PL). This application is a Departure from the Development Plan, falls partly in both Barnham and Walberton parishes and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 17th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75787

Infringement of BEPC Neighbourhood Plan, multiple issues.ES3,ES1b, ES1c,EC1a,ES2 , ES15, ES14, ES10.

This development would add to blurring of Parish boundaries, increasing convergence of built-up areas.
Sewage- there is inadequate main sewage capacity for this development, evidenced by repeated and historic surcharging and overflowing of the Lake Lane sewers... current Southern Water strategy is to relieve overcharging of sewer system in this part of Barnham with pumping/tankering/discharge into Rife, not totally successful as regular raw sewage discharges have poisoned the Rife chalk stream and killed much of the river ecosystem-- I have seen dozens of brown trout killed by sewage pollution in the Rife in 2024 (during a period of low rainfall!)

I understand that there are real safety concerns about the access into this small estate, it being very narrow and likely subject to repeated blockage, with safety concerns about delivery, emergency vehicles and out of the estate onto this narrow country lane- which carries a large amount of commuter and HGV traffic most days (deliveries, Stuart Lyons Haulage, multiple other local carriers and businesses as well as being a rat-run for vehicles avoiding low bridge and Walberton..

Surface water- this part of Barnham is chronically affected by surface water problems. ADC's officers are fully

aware of the perennial flooding of the road and low-lying farmland at this site. The developers' proposal that water butts , emptied rigorously by all homeowners to reduce surface water flooding, is frankly insulting to the ADC officers and the local residents who are at risk of surface water flooding- where would hundreds of litres of water-butt water go in times of heavy rainfall? into the Rife. This is not a credible proposal.

Given the increase in surface water run-off from the Redrow development nearby (Eric Wall site, Nightingale Lane etc.), arising from extensive use of impermeable hardstand and road materials, this estate should be required to specify permeable surfaces throughout, as WSCC is unlikely to adopt this road (the usual excuse for using lower-cost tarmac over e.g. block paving with permeable substrate).

Should ADC be minded to grant this permission, or on appeal to accept it, then as with many similar speculative local applications, Grampian conditions should be required.

Sustainability-- there is a railway station 600m away, however there is no continuous footway along this part of Lake Lane, the road being single track with no footway less than 100m to the west (before Toll cottage). This shortcoming , the poor pedestrian access to trains, should be considered if the developer has made a point of its sustainability on these grounds.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>