

22nd April 2025

Mr Dominic Carlton
Pipits
Park Road
Barnham
PO22 0AQ

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:

OWPC75818

Dear Sirs

I am writing to register my robust objection to this proposed housing plan.

I have lived in my current bungalow for over 46 years and for all those years have enjoyed a good amount of privacy and a pleasant outlook over a field which has been traditionally used for keeping horses. There has been only one major drawback to living in this lovely location for all this time and that is one of the serious flooding problems we have endured. After periods of prolonged rainfall, which have greatly worsened in recent years, our rear garden floods to a depth on up to three inches and has recently been as far as the back door of our house. This situation has exacerbated in recent times, presumably to do with global warming. I have had to install a sump in the middle of our garden with an electric pump to reverse the flows of water and try to pump it back into the unmaintained drainage ditch on the field in question.

We have studied the Flood Management Plan provided to you by the developer and in all honesty, it appears to be a work of fantasy based on flawed statistics. My wife and I are extremely distressed at the thought of any building work creating hard surfaces in that field which can only have one consequence despite mitigating installations and that is increasing flooding. Endangering our properties in Park Road and pollution of the chalk stream to the north of the field. Although it is stated that the site is designated EA Zone 1 it is closely bordered by Zone 3.

After being made aware of the existence and purpose of the Neighbourhood Plan, we have become big supporters of this worthy document. It is imperative that development takes place in a controlled and

responsible manner in accordance with the wishes of local residents and to take into consideration the health of surrounding flora and fauna. This is vital to the future of any neighbourhood.

It is vitally important to stick to the outlines of these plans and observe the well-researched and carefully planned conditions contained therein. Particular attention should be made to WNDP policy VE7, BEP policy VE7, ES1b, ES1c along with ALP policies W SP1 and W DM2 which cannot be achieved with this plan.

In his comments on the National Planning Policy Framework, Michael Gove wrote 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);"

This plan falls firmly into this situation.

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>