

David Ford
Lake lane
Barnham
West Sussex
England
PO220AD

23rd April 2025

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 22nd April 2025 which has been recorded as an objection with the comments as follows:

OWPC75939

Arun District Council disallowed it, principally because the site is not included for development in the New Made Neighbourhood Plan. Your Parish Council and both District and County Councillors all take the view that our area has taken more than its fair share of housing development at the moment

The developer has now responded with a similar but revised plan in an effort to counter the objections raised in the previous application. They have produced a detailed Flood protection plan, assuring us all that their plan is to responsibly contain any flood risk. These measures include the reliance on the prospective new owners to empty the installed water butts regularly and responsibly. Really? They also allow for water to permeate into the soil via installed drainage systems. Ask any resident on Park Road about flooding on their properties and they will tell you that their gardens often flood as far as the back doors of their houses. One owner with an engineering background has installed a reservoir with a pump to try and direct the water out towards the drainage ditch at the back of his property. That ditch often floods and they have suffered the problem for over forty

years

The proposed access road into the site which is currently the main entrance to three of the adjacent dwellings and the rear access to the other is not wide enough for two cars to pass let alone delivery vehicles and of course emergency vehicles. There is no provision for a walkway and it is the only way in and out of the site. On their report they mention that people will understand the situation of course and be courteous and wait for each other to pass singly. This is totally fanciful! There is provision in the plan for 14 parking places plus 2 visitor spaces so one can imagine the comings and goings along a lane that is only wide enough for one vehicle, including the many delivery vehicles that will want to use the site. Imagine refuse truck v fire appliance meeting in the lane. There will be many instances of vehicles being forced to reverse back out onto the main road, in contradiction to the Highway Code rule 201.

The proposed plan covers land both in Walberton and Barnham and Eastergate Parishes.

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>