

14th April 2025

Fiona Wilson  
Clanwilliam  
Park Road  
Barnham  
PO22 0AQ

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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 12th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75581

This application for development doesn't align with the policies or provisions outlined in the local development plan nor with Arun District Council Policies.

There are no material considerations to justify it, any need for housing, is already being addressed, by a number of other local developments and there is no need for additional housing of this type in the area.

There will be an impact on the already over-burdened local infrastructure and networks.

Current road and drainage infrastructures are already unable to cope.

Road access to the site is unsuitable, being only wide enough for one vehicle with no passing places, meaning vehicles approaching from Lake Lane will either be queuing in the road or reversing into the flow of traffic.

This development will lead to additional vehicles using the already overtaxed local road systems. Lake Lane itself is unsuitable for additional traffic being only wide enough for one vehicle in places. In addition, the road surface is unstable and has collapsed on a number of occasions.

Lake Lane has a system of unconnected footpaths additional traffic will create increased risk and safety hazards for pedestrians and cyclists.

The sewage system is already failing and unable to cope. At times residents have already experienced sewage backing up into their properties, any additional pressure on the system will only increase this problem for more residents.

There will be a considerable impact on the local environment.

The land is a natural floodplain being predominantly wet for most of the year. There are natural springs on the site, which is also bounded on one side by an historic chalk stream which due to their being endangered is subject to the 2022 Protection Bill.

The site is part of an area with a very high-water table and is bounded by a designated Environment Agency Flood Zone. Local flooding is an ongoing problem for landowners, residents and local motorists.

There will be a huge effect on the local ecology. The site provides habitat for birds, heron, egrets, numerous songbirds, owls and rare lesser spotted woodpeckers as well as among other mammals, toads and protected bats, newts, and water voles.

The proposed development will have a permanent effect on local ecosystems, and there will be an irreversible destruction of habitats for several endangered species.

In addition, there are valid contamination concerns, for the natural springs and the chalk stream waters pollution, from the building works as they are undertaken.

There will be a big impact on neighbouring properties, privacy and local services

The houses will overlook existing properties, which are in the main single storey residences, infringing upon the privacy of neighbouring residents.

Adjoining properties have already suffered from historical flooding. There will be an inevitable increased flood risk for neighbouring properties, currently relying on the site to take up surface rainwater. The development will raise ground levels on the site as well as introducing non-permeable surfaces causing both an increase in water run off and a reduction in absorbent ground.

Local amenities are already overstretched. The additional residents will put increased strain on the already oversubscribed local schools, healthcare facilities and public services.

I therefore urge you to consider rejecting this application. By granting permission you will be directly responsible for a negative effect on the quality of existing resident's lives.

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](mailto: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>