

Mr Rowan Smith  
Southview  
Lake lane  
Barnham  
Bognor Regis  
PO22 0AJ

14th April 2025

**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 13th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75585

A further attempt to sugar coat a previously refused planning application from greedy developers. This application is not within the neighbourhood plans of Walberton and Barnham. WDNP policy Hp1. And Arun local plan (ALP) policies SD Sp2 and C. An extension of any development from North of lake lane would reduce the gap between the two villages which goes against both Walberton and Barnham neighbourhood plans. The developers have come up with the ludicrous idea that new home owners have water butts fitted to collect rain water because southern water have said no more connections for rain water. So according to the developer the homeowner will dispose of it responsibly. Are they going to drink it? The overflow will end up in the houses in Park Rd and surrounding properties including mine at Southview where my garden floods annually. Will the proposed new properties have tankers to empty their water butts? The lane is not wide enough to accommodate two way traffic. The transport report submitted with the planning application is incorrect and should be dismissed. I have lived at Southview in Lake lane since 2007. I have held an easement ie a right of way over the lane to my driveway at the rear of Southview. As do Lynton, Pipkins, St Annes. The transport report cannot be relied on because of inconsistencies. All four properties Southview, Pipkins, St Annes, Lynton all share the same easement from 1960. The servient owner (the owner of the lane) cannot cause any disturbance to us the dominant owners (The four properties with right of way). Anything that prevents the easement holder from exercising their rights. The lane can only accommodate one vehicle. There have been at least 2 accidents that I'm aware of.. what a ridiculous comment from the developers agent that it will be safe for traffic to back off and

reverse into on coming traffic. It's absolutely absurd. I think the developer has deliberately not included my property and that of Pipkins, because it shows our easement. It's like we don't exist. We are lucky to live within a corridor where nature abounds. All the sights and sounds. The Tawny owls calling at 4am. All the rare species of songbirds. Grass snakes, slow worms, lesser spotted. Wood packers to mention just a few. The road and the properties cannot take any more development here. Who is going to compensate all of us that will be impacted by the flooding if this is allowed to proceed.

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>