

14th April 2025

John Lockwood
Daylesford
Park Road
Barnham Bognor Regis West Sussex PO22 0AQ
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 13th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75597

Infringement of the New Made Neighbourhood Plan. Convergence of the Parish Boundaries.

Damage to the village caused by overloading the existing sewage system.

Impact on biodiversity. Trees, hedgerows, birds, insects, amphibians. I have seen the protected Barbastelle bats in the stables that are to be demolished. Nine other species of bats are active in the field toads, grass snakes, slow worm, hedgehogs, great crested newt at the rear of my garden which abuts this land.

Insufficient flood relief provisions.

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 also the only way in and out of the site. 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. One area of major concern is the convergence of local parishes by development, much of it unwelcome, causing a blurring of the fabric of our parishes. The Neighbourhood Plan was designed to leave undeveloped spaces whilst allowing areas to be used for development where appropriate.

The site is part of an allocation made within both the Walberton and Barnham and Eastergate Neighbourhood Development Plans. These plans have clearly allocated appropriate areas for development which are complying with requirements that are made of them. The site is also outside of the Built-up Area Boundaries of both Walberton and Barnham and Eastergate. As Alternative sites are available within the parishes, this does not comply with the WNDP policy HP1, Arun Local Plan policies SD SP2 and C SP1. Extension of developments north of Lake Lane reduces the gap between the settlements of Barnham and Eastergate (Neighbourhood plan policy ES3 and Walberton WNDP HP1).

Southern Water have already stated that no new developments can be connected to the sewer to discharge rain and surface water.

The proposal impacts adversely on a wildlife corridor and chalk stream. BEP policies ES2 and ES15 apply. There are a number of declared direct and indirect impacts on the chalk stream as declared in the applicant's Chalk Stream Assessment. While there are potential mitigations proposed, we remain concerned that, given the issues of dust and unwanted runoff for other local development sites despite CEMPs being in place, this exceptionally rare habitat will be damaged.

The land itself is provisionally classified as Grade 2 agricultural (ref Provisional Agricultural Land Classification (ALC) (England) from Natural England 1 April 2019. As such, development is in conflict with ALP policy SO DM1 and as agricultural land, BEP policy ES14. We are concerned that achievement of the required BNG requires purchase of off-site units rather than implementation on-site.

The plans provided do not demonstrate sufficient trees to comply with BEP policy ES10.

Should permission be granted I draw your attention to the fact that Grampian Rules must be applied ensuring that any infrastructure issues are addressed before the developer commences any work on the site.

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>