

15th April 2025

Alyssa Piper
10 Skylark Way
PO22 0FA

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 15th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75709

I object in the strongest possible terms to this application on the grounds of significant and unacceptable environmental, infrastructural, and policy conflicts.

The proposed development will have a damaging impact on a key wildlife corridor and an ecologically sensitive chalk stream. This is in direct conflict with BEP policies ES2 and ES15. The applicant's own chalk stream assessment identifies both direct and indirect negative effects. Despite proposed mitigations, past experience with nearby developments shows that issues such as dust and runoff persist even when CEMPs are in place. This rare habitat is at serious risk of further degradation.

The land is provisionally classified as Grade 2 agricultural land, making it valuable for food production and subject to protection under ALP policy SO DM1 and BEP policy ES14. Developing this site is clearly inappropriate and unsustainable.

There are further concerns regarding the proposed Biodiversity Net Gain (BNG). The development appears reliant on the purchase of off-site units to meet BNG requirements, rather than delivering meaningful on-site improvements. Additionally, the site layout fails to meet BEP policy ES10 in terms of sufficient tree planting.

Local infrastructure cannot support this development. West Sussex schools are oversubscribed, and no additional educational provision has been proposed. Healthcare services are already under severe strain. Forcing new residents to travel long distances for basic services undermines the principle of sustainable

development.

The site lacks access to sustainable transport options. Lake Lane cannot accommodate a bus route, and the development is not within walking distance of a bus stop. The access road is also too narrow for two vehicles to pass, making it unsuitable for emergency and service vehicles.

Flood risk mitigation measures are wholly inadequate. The reliance on water butts- rather than connection to the existing drainage network- places the burden entirely on residents. Southern Water has already stated that no new developments can be connected to the existing sewer network, raising serious questions about wastewater management.

This application breaches numerous planning policies, including WNDP VE7; BEP VE7, ES1b, ES1c, and EC1a; and W Sp1 and W DM2. Given the breadth and severity of these issues, this application should be refused in full.

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>