

Linde Morgan
Smallfield
Lake Lane
Barnham
PO22 0AJ

16th 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 15th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75731

Previous application for this development was denied due to infringement of the New Made Neighbourhood Plan and damage to eco systems such as the chalk stream and protected wildlife which inhabit this area. The sewers are in danger of overloading in this road and Southern Water has said that NO new developments can be connected to the sewer. Park Lane residents nearby are regularly flooded during winter as the discharge of water and sewage cannot cope with any more overloading. The entrance to this field is a single track so there would complete chaos for entry and exit, especially as it is alongside 3 private properties which also use the lane to access their driveways. Emergency services and bin collection trucks etc will have difficulty seeing if they can access the lane into the field and may have to reverse on to Lake Lane with 14 other cars wanted to access this track. The sewage tankers needed to clear the sewage flooding in the Rife last year which killed off the brown trout have damaged the road surface in Lake Lane as it is so extra cars will add to this. Drivers do not slow down at the 30 sign coming from Yapton and anyone trying to enter or exit this narrow single lane is at risk of collision. The land is classified as Grade 2 agricultural from Natural England 1/4/19 so is in conflict with ALP policy SO DM1 and BEP policy ES14.

Since the plan involves land north of Lake Lane, there is concern over the convergence of the Parish Boundaries. The parish councils all agree that we have had enough new properties in the area and medical and school facilities cannot cope with even more numbers.

Permission should not be granted for this application but if it is then Grampian Rules should be applied ensuring that any infrastructure issues are addressed by the developer before any work commences.

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>