

16th April 2025

Richard Wallace
24 Halliford Drive
Barnham
PO22 0AB

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:

OWPC75736

This proposal is for a site which is outside the built up areas of both Barnham and Eastergate parish and of Walberton parish. It crams 7 dwellings into a cramped and poorly accessed area

It fails to meet the criteria of the Neighbourhood Plans of both these parishes and in particular Policies WNDP policy HP1, Arun Local Plan Policies SD SP2 and C SP1, and Policies ES3 and WNDP HP1 of the 2 parishes in relation to the gap between villages.

The proposal appears to address flood issues, but in the real world of those of us who actually live in this area recent nearby developments which also appeared to meet the needs of managing flooding have singularly failed, adding to the continued problems of sewage overflows, sewer collapses and other highway problems.

To incorporate as part of surface water management the idea that property owners will empty installed water barrels regularly as part of this water management strategy is risible and should not even be considered.

Lake Lane has no pavement in part of this area and already has traffic congestion issues. To suggest that this will be managed by people being courteous and waiting so cars can pass singularly is naive. This cannot be accepted as a valid solution to a problem the applicants acknowledge exists

The proposal impacts adversely on the wildlife -BEP policies ES2 and ES15 apply

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>