

16th April 2025

Martin Rawson
Laurels, Lake Lane, Barnham
Barnham
Bognor Regis
West Sussex
PO22 0AJ

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

OWPC75748

The proposed plans and supporting documents for the above application have been examined and the following comments are submitted for consideration:

Public Safety.

1) The proposed site access is by way of a single opening discharging directly onto Lake Lane. The proposed access road is measured to be 4.5 metres, with a minimum requirement for an emergency appliance being 3.7 metres this road width does not account for pedestrian access with inclusion of minimum access requirements for disabled.

2) The access road discharges onto Lake Lane that dissects a public layby. This layby is in place to facilitate residents and visitors of lake lane as on street parking impedes two way traffic on lake lane particularly for articulated lorries serving the nurseries in Skylark Way. The field of vision for vehicles attempting to leave the proposed site through the layby will be severely limited when upon emerging from the site would be particularly hazardous.

General.

3) The current sewage and drainage system has had no upgrade since installation and was designed to serve a small market village. As a direct result of continued development the existing system is periodically overwhelmed resulting in sewage collapse and emergency measures. Excessive ground water with inadequate drainage exacerbates the problem. The proposed site will additionally add to the problem. Any

consideration that includes infrastructure issues within this application should attract Grampian Rules if the application is accepted. The proposed use of water butts as a solution with householder responsibility can not be considered realistic over the sites lifetime and is at best paying lip service to compliance.

4)The proposed remedials with regard to wildlife offer no long term management plan or responsibility for sustained maintenance with the likelihood that any such remedial initial action will not be sustained.

For your consideration and action

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>