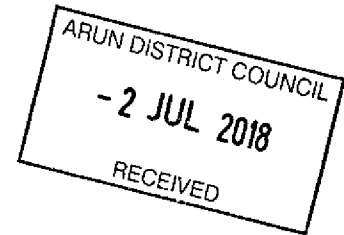


Saxons
Hill Lane
Barnham
West Sussex
PO22 0BL



The Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF
29th June 2018

Dear Sirs,

Objection Planning Application Number BN/23/18/PL The Flower Barn 37 Hill Lane Barnham West Sussex PO22 0BL

We are writing to object to the above Planning Application because it is a departure from the development plan, and out of the settlement area. We also feel this is an over-development of the site.

Hill Lane is a private rural lane overlooking the green belt, and attached to the Conservation Area of Church Lane, Barnham. The properties were built in 1918 as Council small holdings and are therefore part of the history of Barnham. We believe this to be the last rural lane left in the village. West Sussex County Council do not provide any support with maintenance, and in the past the residents have formed their own group to deal with the work that is required. If this application is successful we will expect arrangements to be made by the Planning Department to repair any damage that may occur whilst development is in progress. As the Highways department has pointed out there would need to be agreement from the proprietors of the lane (the residents) for the increased use.

At present there is only one semi-detached house on the site, and a wooden building. Three houses and the original would be completely out of character. The A1 retail use was for a florists shop attached to the horticultural business on the site, this was not an independent business. The antique shop that was there recently only lasted a few months and I suspect was not legal.

We have been told number 43 Hill Lane had to sign a legal document restricting them to just one property on the site – this surely would be the case for all of the properties formerly owned by WSCC in the lane. Also in the past our daughter received permission for a cottage on our land. The land of which is considerably larger than the Flower Barn, to enable her to look after her rare breed horses. She was told that we were out of the settlement area and she would have to have an agricultural tie attached to the property. The planning department also stipulated that the new house had to conform to the footprint of the buildings that we were removing. We would be grateful if you would confirm if this would be the case for any new development in Hill Lane.

Surface water drainage:- We are concerned at the drainage implications of this development. The rainwater from the greenhouses would have been diverted to the water tanks (and used for irrigation of plants), that the developer wishes to remove, thus more not less surface water will likely flow into the ditches. In our discussions with the ADC drainage department it is recognised that the present arrangement is already inadequate. Riparian rights and responsibilities mean that those downstream have only the obligation to maintain and not improve. We have a culvert under our land which is the only route for the water discharge from the ditches on the north side of Hill Lane.

It should be noted that Hill Lane was flooded in 2012 and any further development without an upgrade is likely to make that more frequent.

