

16th September 2025

Sherree Valliere
2 Field Cottages
Church Lane
Barnham
PO22 0BX

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@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: BN/96/25/PL
Site Address: Land West of Brookside Highground Lane
Description of works: Demolition of existing barn to be replaced by a new barn within the existing footprint. This application is in CIL zone 3 (zero rated) as other development. This may affect the character and appearance of the Church Lane, Barnham Conservation Area.

Thank you for your internet representation made on 15th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78838

My objections to this planning application are as follows;

1. This land adjoins the Church Lane conservation area and any further development would impact the rural nature, views and historical character of the area. There is a significant lack of detail in the plans which needs addressing before any decision should be made on the application. I believe that this application may contravene planning policies including HER DM3 and H SP4 (protection of conservation areas and the preservation of rural areas).
2. There have been many changes to this site which are not in keeping with planning policies or what would be appropriate in such a setting. I believe that these changes were made unlawfully. Changes include the current 'barn' construction, replacement of native trees, plants and hedgerows with Laurel bushes and high barbed wire fencing (since addressed). All of which have had a detrimental effect on the character of the site. There has been no consideration whatsoever for the ecology of the site by this applicant. I believe the Laurel hedges contravene the planning policies above and should be replaced with native trees and hedgerows.
3. Due to these unlawful changes made to the site it is unclear whether there has been any contamination or introduction of hazardous materials on the land or whether health and safety policies have been implemented. This needs to be investigated before any decisions are made.
4. There have been several change of use applications on this site recently. I believe that allowing the application will lead to a precedent allowing the applicant to further apply for a change of use to housing development.
5. The site sits on a flood plain. It frequently floods. This has already been considered by the planning

department. A previous application BN/53/25/PL has already been denied due to the flood risk and the failure to meet planning testing for safe development. The management of flood risk detailed in planning document ENV DM5. This should be strongly applied in this instance due to the significant flooding on the site and the surrounding areas.

In summary I ask that the unlawful changes to this site, the disregard of planning policies by the applicant and the lack of clarity regarding contamination and health and safety risks of the site be investigated. I ask you to deny the application on these grounds. There is already a precedent for denying this application due to the flood risk. I also ask for it to be denied to protect the surrounding historical and rural areas (including the adjoining conservation area) in line with current planning policies and that the Laurels be replaced with native trees and hedgerows also in line with these policies.

Many thanks.

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>