



Arun District Council
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25th September 2025

Mark & Katy Waghorn
Grove House, Highground Lane, Barnham
West Sussex
PO22 0BT

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 24th September 2025 which has been recorded as no objection with the comments as follows:

OWPC78971

Our property abuts the application site along its northern boundary. We hope that any decision to grant permission ensures that any previous breaches of planning on the site have been remedied, with particular focus on the fact that this is a flood zone 3b. This includes what is described in the application as existing track and yard, both of which have been created recently in their present form without any express planning approvals. Close scrutiny needs to be made of the impact of any proposed development on the flood zone as a result of the continued development of the site in its present ownership. This field very much operates as a flood plain when the Barnham rife overflows, as it does frequently as it is easily overwhelmed in periods of rainfall (I believe the council has been sent numerous images of this). This is ever more critical for the area with changes in the weather and further significant development nearby. If permitted, notwithstanding the flood zone concerns, then we would request that any design for the barn is required to be in keeping with the area, particularly given the proximity of the Conservation Area and that the detail and implementation of the design is scrutinised to ensure this is not a means to subsequently occupy the barn for residential purposes.

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>