

26th September 2025

Alison Dunn and Mark Owen
2 Barnham Court Cottages
Highground Lane
PO22 0BS

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 25th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78996

We object to the planning application BN/96/25/PL for the following reasons:

Context of existing development

The proposed building of 27m sq exceeds the historic planning permission of a building of 23m sq. The proposed building is therefore based on a structure for which there is no planning permission. The existing barn, and the existing footprint are therefore already not permissible.

The site is in a flood zone

The site is in Flood Zone 3b, a functional floodplain allowing natural water flow and flood management. It floods frequently. Development within Flood Zone 3b is generally restricted to water-compatible uses, and the proposed barn does not support this.

Concerns for the Conservation Area

The revised site now includes fields that fall within the Church Lane Conservation Area, which raises concerns about the impact on the protected landscape of the Conservation Area. The Conservation Area is designated for its distinctive rural and historic character and the proposed barn risks harming the visual setting, and heritage value of area.

Unlawful Development History

Unauthorized activity on this site includes raising of land levels, building a raised track, and breach of a Temporary Stop Notice. These actions have altered the natural landscape. Potentially contaminated material

has been imported to the site, and such actions might pose a health and environmental risk.

Cumulative Development Pressure

Several applications for the development of the site have already been made unsuccessfully, and approval of this application might set a precedent for further development, which risks gradually changing the character of the area.

Ecological and Landscape Concerns

Natural hedgerows and trees have already been removed, and replaced with non-native hedgerow laurel screening. This is not in keeping with a rural setting, already affects the character of the area and the site, and any future developments might risk changing it further.

Policy Conflict

The proposal appears to conflict with the following policies:

HER DM3 - protecting conservation areas.

H SP4 - protecting the distinctiveness of rural settlements and landscapes.

ENV DM5 - managing development in flood risk areas.

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>