

26th September 2025

Simon & Philippa Redwood
1 Little Barton
Church Lane
Barnham
West Sussex
PO22 0BW

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:

OWPC78997

Objection to Planning Application BN/96/25/PL

We wish to object to the above planning application.

The proposed development is located in close proximity to Barnham Conservation Area, being an area of special architectural or historical interest, the character of which it is desirable to preserve or enhance. The proposed development should give careful consideration to this location to ensure it does not adversely impact on the rural character of the area. The proposed structure is not in keeping with other buildings in the immediate area and would, therefore, impact on the rural character of the area.

The proposed site is located within Flood Zone 3b, being a functional floodplain, where water has to flow or be stored in times of flood. This particular area is prone to frequent flooding and is therefore an inappropriate location for the proposed structure, with development on such areas being restricted to water-compatible development, which does not include structures such as that being proposed.

The immediate area has recently undergone significant departure from the native hedgerows and vegetation which characterise this area, having been replaced with fast-growing laurel bushes which have significantly impacted on the vista of this area.

It has been indicated the proposed structure will have roof lights which may increase light pollution in the immediate area. If it is intended these lights be on permanently at night, this will impact the vista and character of the immediate area and cause a nuisance to neighbouring residents.

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>