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Arun District Council, Civic Centre, Maltravers Rd  
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**Our priorities...**

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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**From:** Philippa Redwood [REDACTED]  
**Sent:** 29 September 2025 12:57  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** Objection to Planning Application BN/97/25/PL

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To whom it may concern

We wish to object to the above planning application for the following reasons:

1. Over-development within a conservation area. The sites in question are currently fields used for agricultural purposes as befits a conservation area. The proposed change would significantly alter the appearance of these fields and change the look of the landscape, which is already being significantly changed beyond the conservation boundaries. The fields should remain as such as they are significant reminders of the area's agrarian past.
2. The sites are not located in an area considered appropriate for residential use, being agricultural land within a conservation area with special historic interest, the character and appearance of which is worth preserving or enhancing to maintain its unique qualities for the enjoyment of current and future generations.
3. Proposed development is on a flood-plain and will add to already inherent problems with flooding in this area, which was prone to severe flooding in 2023 / 2024 and increase the overall flood-risk.
4. Increased pressure on drainage in the area which already suffers from poor drainage and poor sewage infrastructure.
5. Proposed structures are not in keeping with existing buildings in the area which are established private individual homes rather than a more commercial-style site with buildings and static caravans designed for multiple occupancy. The inclusion of numerous parking spaces contributes to making the site look like a commercial unit not in keeping with existing plots in the conservation area. The proposed development would be a departure from a rural to an urban environment.
6. Increased traffic entering and leaving the proposed sites from a narrow lane via entrances not designed for large or numerous vehicles or the installation of large static caravans. Increased traffic would pose increased risk to pedestrians, cyclists, horse-riders, riders of motor-cycles and drivers of motor vehicles and farm vehicles. The entrances to these sites are narrow and positioned along the lane where visibility is not good. Any wider access requirements would impact on the flint walls surrounding these sites and change the appearance along Church Lane.
7. There is already an existing gypsy site located at The Cottage Piggeries. Having another similar development within very close proximity and within a conservation area, which should be protected, is over-development of this type of land-use.
8. The appearance of the proposed sites has already been materially altered with the planting of extensive laurel hedges, (for which it does not appear there were planning applications) which are

not in keeping with the traditional hedgerow vegetation typically found in this type of conservation area. The planting of such vegetation, with its fast-growing root system, may well cause damage to the historic flint walls. Further changes to the use of these sites would only add to the detriment of the sites' appearance and general character of Church Lane.

9. The proposed change of use is inappropriate for the conservation area due to the impact on the character of the area. The proposed structures are not in keeping with the area's character and are not compatible with the aims of maintaining a conservation area's unique qualities. The proposed sites are one of the few remaining open fields in the conservation area meaning they have special landscape, environmental and conservation value, rendering them unsuitable for development.
  
10. Dark Night Skies Policy - the proposed development would impact on the light pollution in the area and impact on the night sky quality currently enjoyed by local residents. There will already be significant light pollution from other approved developments nearby so it is important to protect what remains rather than further reduce night sky quality.

Yours faithfully

Simon & Philippa Redwood  
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