

REP

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF

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**From:** Martyn Tanner [REDACTED]

**Sent:** 21 September 2025 13:52

**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>

**Subject:** Objection to Planning Application Ref: Change of use of land from agricultural use to residential use, Church Lane, Barnham. Planning Ref: BN/97/25/PL

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I am writing to repeat our objection to the repeat application to build 4 x Homes on Conservation land in Church Lane, Barnham. I refer to the previous objection below dated 24-Jun-2025 as the challenge remains the same to safeguard the Conservation Area and overall rural environment.

I would add the following points to our original statement in response to the changes made to the original application made in June 25:

1. The land area in question should not have the land next to Church Lane included in the modified application as there is no proposed change to this section of land. The application should be limited to the affected area only.
2. We have no objections with homes being provided and everyone deserves, is entitled to have a place called "home". Governments and Councils should be empowered to provide homes to any Heritage or Culture as long as there is a verified requirement and a "benefit" to the community and society in general. Cultural relativism should be adopted and encouraged.

We therefore strongly urge the Local Planning Authority to refuse this application again.

Yours faithfully,

Mr M & Mrs J A Tanner  
Curacoa, Church Lane, Barnham.  
PO22 0DA

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**From:** Martyn Tanner [REDACTED]  
**Sent:** 24 June 2025 22:19  
**To:** [planning@arun.gov.uk](mailto:planning@arun.gov.uk) <[planning@arun.gov.uk](mailto:planning@arun.gov.uk)>  
**Subject:** Objection communication Planning Ref: BN/61/25/PL

To Whom It May Concern,

We are writing as residents adjacent to the Conservation Area in Church Lane Barnham. We would like to register our objection to the planning application for the proposed development of four permanent gypsy/traveller plots off Church Lane, Barnham (Planning Reference: BN/61/25/PL).

As a resident of Church Lane we moved to the area 4 years ago to join a well established rural community and enjoy all the associated benefits. The Conservation Area with Preservation Orders in place provides residents a place of heritage, belonging and ultimately pride in the community. Any rural, residential area is a delicate ecological, social, environmental balance where every component is essential to maintain a state of equilibrium. Regarding the individual component of the Conservation Area in question and it's place in the balance, before any argument is presented or discussed, for us, this is a complex multi layered issue which presents a fundamental question. Does the application for development enhance or preserve the Conservation Area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990?

Primarily:

1. Help preserve, protect or add to the historical interest or enhance the character and appearance?
2. Protect the character and appearance of a whole area, not just its buildings, in keeping with the "medieval village heritage?"
3. Using the statutory definition of a conservation area does the development of the site maintain the area as "special architectural or historic Interest, the character or appearance of which it is desirable to preserve or enhance" (which has been designated a Conservation Area by the Local Planning Authority under the provision of Planning (Listed Buildings and Conservation Areas) Act 1990. It is the character of areas, rather than individual buildings, that the relevant Act seek to preserve.

Conservation areas are important to the environmental quality of life in this country. Conservation Areas have been created where a local planning authority identifies an area of special architectural or historic interest. This deserves careful management to protect that character and interest. The power Councils have to designate them was first introduced by the Civic Amenities Act 1967 and these powers have now been consolidated and included within the Planning (Listed Buildings and Conservation Areas) Act 1990. There are nearly 10,000 designated Conservation Areas in the UK which is part of the fibre and character of this country. There is a duty placed on Councils to preserve and enhance that character.

Conservation area status gives additional planning protection, conservation areas may be subject to development but Councils must uphold any such developments that are unsympathetic or alterations which could otherwise spoil the special character of that area. Councils are the custodian of justice in relation to the Planning Acts with citizens and residents holding them to account for just and fair decisions with integrity.

There are numerous extra controls within conservation areas too. If you live in a conservation area and wish to make changes to your property or the surrounding area, you may need planning permission for even small changes. This is because permitted development rights are restricted. It can spoil the enjoyment of neighbours and the surrounding community, who have often chosen to live in a conservation area for its heritage, character and beauty. Development that results in the loss or erosion of such buildings, features or spaces should not be permitted if it would be harmful to the character and appearance of a conservation area.

These historic areas are important to not only the cultural inheritance, economic well-being but also quality of life. Consequently, the council has designated them as Conservation Areas in accordance with section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas being 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'.

The designation of a Conservation Area is a means to safeguard and enhance the sense of place, character and appearance of what can only be described as our most valued historic places. Buildings of character, listed buildings, scheduled monuments, trees, historic street patterns, open spaces and designed gardens and landscapes are important components of these areas. However, it is worth noting that the overall layout and pattern of an area is just as important to its character as individual buildings, or the activities that go on inside them.

Any proposal or application for development of conservation areas should be a sustainable development through the engagement of Council Officers in the use of traditional materials and the maintenance and re-use of existing buildings through the use of traditional materials, skills and maintenance.

There are many arguments for the objection of this application regarding Building materials, sustainability, environmental & ecological impact, neighbourhood privacy, flooding, light and noise pollution, sewage, nuisance animals as well as the sensitive subject for gypsy and traveller provisions. On the gypsy and traveller provisions we feel there is already provision in the area in accordance with the Councils Gypsy and Traveller Accommodation Assessments where no additional requirements were required in Arun or Chichester until 2036 and the investigating Officer did not identify any future priorities. This assessment covers multiple council requirements for the provisions of gypsies and travellers for the period 2018-2036.

Before any of the arguments are addressed the above points have to be considered with a decision made regarding the fundamental status of the Conservation Area and whether this a worthy application to change the status of the area which will leave scars for generations.

We therefore strongly urge the Local Planning Authority to refuse this application.  
Yours faithfully,

Mr M & Mrs J A Tanner

Reference material:

Arun District Council Conservation Areas Supplementary Planning Guidance  
Coastal West Sussex Gypsy and Traveller Accommodation Assessment (GTAA) October 2018  
National Planning Policy Framework  
Historic England Commission

