



Arun District Council
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2nd October 2025

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

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/97/25/PL
Site Address: Land off Church Lane Barnham
Description of works: Change of use of land from agricultural use to residential use, creating 4 No permanent private gypsy plots with associated parking, landscaping and facilities. This application affects a Public Right of Way, may affect the setting of a listed building, affects the character and appearance of the Church Lane, Barnham Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 1st October 2025 which has been recorded as an objection with the comments as follows:

OWPC79058

Our objections to the planning application are as follows:

1. Conservation area - Policy HER SP1 in the Adopted Arun Local Plan 2011-2031 (July 2013) states that: Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. The proposed site is within Barnham and Eastergate's designated Conservation area, and the fields between Church Lane and the rife are essential to the setting and rural character of the location. This is stated clearly in the Arun District Council's Conservation Area Appraisal. The proposed mobile homes are out of character with historic Church Lane. These two fields are among only three remaining along the Lane and are vital for the open character of the immediate landscape and the proposed site will therefore damage the Conservation area. The gates and entrances to the site would need to be larger to allow wide vehicles to enter the proposed site. This implies removal of part of the flint walls which are protected under the Conservation area.
2. Listed Buildings - There is a Grade II listed building directly opposite the proposed site, with a second Grade II listed building to the south east of the site. Furthermore, there are two Grade I listed buildings to the south of the site, which are St Mary's Church and Barnham Court. Policy HER DM1 of the Adopted Arun Local Plan states that: proposals affecting statutory Listed Buildings will be required to protect, and where possible enhance the setting of the building. This is particularly relevant to the setting of the Grade II building located directly opposite the site.

3. Highway safety - The site entrances are proposed on a stretch of the road which could present a danger to pedestrians, cyclists, horse riders and other road users as there is a bend at this stage of the road which already prevents a clear view.

4. Flooding - The site is located next to a functional flood plain, and while mitigation through land raising is proposed, this would have further visual impacts on the character of the location and could impact water flow and flood risk locally. This is supported by an objection from the Environment Agency on flood risk. Also, the Council has stated its inability to assess the application as it stands because ground raising and lowering is required.

5. Overlooking and loss of privacy - local houses would lose their privacy, which is already compromised by the applicant's installation of a high CCTV surveillance mast.

6. Protected species and nature conservation - The site has already been altered, seemingly unauthorised. Native and natural hedgerows have been removed and replaced with incongruous modern planting in the form of dense non-native laurel trees. They obscure the historic field boundaries and openness of the fields, break the continuity of the rural landscape, are not in keeping with local character, and are inappropriate as field boundaries.

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>