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8th October 2025

Mark & Katy Waghorn  
Grove House, Highground Lane, Barnham  
West Sussex  
PO22 0BT

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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 7th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79126

This proposed development is on the little remaining agricultural land in the area and part of the conservation area in Barnham. Any development of the site would be inappropriate and the present proposal is completely out of keeping with the area and involves a very significant change in character for what are currently agricultural fields. Particularly in light of the significant development at Tars Farm, it is even more important to preserve the existing character of Church Lane for the community. The proposed design of the buildings is out of keeping with surrounding properties. We note the query regarding the extent of the site the subject of the application which adds to the inappropriateness of what is applied for and includes critical floodplain for the area. We endorse the concerns of other local residents, the Barnham and Eastergate Parish Council objection and the concerns of the Arun Conservation Area Advisory Panel. Much consideration was given to the preservation of this area as part of the conservation area consultation some years ago and the views of the local community are reflected in the policies adopted. The proposed development would make a mockery of these concerns and protections.

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](mailto: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>