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13th October 2025

Dominic Hirons & Michele Hirons-Wood  
The Old Granary, Church Lane,  
Barnham  
Bognor Regis  
West Sussex  
PO22 0BP

**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 10th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79198

We object to the planning application based on the following observations:

**Conservation Area Concerns:** The proposed development will negatively affect the Church Lane Conservation Area's character, leading to a loss of its open rural character and historic significance. Visual and Acoustic privacy for the site is a key consideration. Attempts are already being made to provide visual privacy however, acoustic privacy remains a concern.

**Traffic and Safety Issues:** Increased traffic on narrow roads poses safety risks for pedestrians and cyclists, especially near blind bends. The existing infrastructure is inadequate for the proposed development. Access for emergency vehicles would appear to be insufficient, particularly with what appears to be an increased fire risk based upon recommendations set out in the "Designing Gypsy and Traveller Sites Good Practice Guide" - see link below

<https://assets.publishing.service.gov.uk/media/5a79e68040f0b670a8026416/designinggypsysites.pdf>

**Environmental and Flood Risks:** The site is located on a floodplain, raising concerns about flooding and drainage. There is potential for increased flooding and environmental degradation due to the proposed land alterations.

Policy Non-Compliance: The proposal violates several local planning policies, including those regarding conservation impact and the appropriateness of residential development in the area. We have concerns that the site does not comply with "Designing Gypsy and Traveller Sites Good Practice Guide".

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>