

Church Barton House
Horns Lane
Bognor Regis
PO21 4NZ

18th December 2025

Dear Sirs,

P/167/25/RES - Objection

This application does not comply your Decision Notice for Outline Planning reference P35/24/OUT, condition 3, part 5. This condition is to enable a route to Summer Lane by the residents of Church Barton House who have a right of vehicular access over Horns Lane. The condition referred to "Proposed Access Arrangements with Horns Lane Dwg 18 Rev B", which was produced with "Technical Note 23106/TN/06 – restriction to Horns Lane".

As you can see, our address is "Horns Lane", a route that has been previously used by emergency vehicles so essential it remains open from Summer Lane to CBH.

The application has assumed that CBH will be developed so no access will be required but we remind ADC, again, that the proposed development of CBH is subject to an unresolved ransom strip by the owners of the adjacent site, Northgate Properties, acting for the Langmead family. This is a situation that Arun agreed should have been avoided in the planning stage, however Condition 2 of the planning permission for the P/153/21/RES site to connect the access road to CBH continues to be ineffective.

There will not be any development of CBH unless a suitable and satisfactory access solution is found, which is now becoming extremely unlikely, so the access must be maintained as defined in your decision notice.

Please confirm that ADC will enforce their own Decision Notice.

We are happy for this representation to be published on the website.

Yours faithfully

A black rectangular box redacting the signature of Steve Batchelor & Sarah Lancaster.

Steve Batchelor & Sarah Lancaster

From: Nicola Spencer on behalf of Planning.Responses
Sent: 18 December 2025 18:34
To: Planning Scanning
Subject: FW: P/167/25/RES
Attachments: Letter to ADC 18122025.pdf

PL- Rep- Please redact email and letter

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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-----Original Message-----

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 18 December 2025 13:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/167/25/RES

Objection

-----Original Message-----

From: Steve Batchelor [REDACTED]
Sent: 18 December 2025 12:44
To: David Easton <David.Easton@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/167/25/RES

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Dear David and Simon

Please see attached objection to this Reserved Matters Planning application as it does not comply with ADC's Decision Notice for the approved Outline Planning.

Kind regards