



Arun District Council
Arun Civic Centre
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4th January 2021

Bill Rogers
Flansham Manor
Hoe Lane
Flansham
PO22 8NT

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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: Y/137/20/PL
Site Address: Plumb Pudding Barn Maggie's Meadow Hoe Lane Flansham PO22 8NS
Description of works: Change of use of existing barn to proposed live work unit, erection of horse stables & sand school. This site is in CIL Zone 3 and is CIL Liable as dwelling.

Thank you for your internet representation made on 28th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32456

Dear Sir/Madam,
The Planning Statement for this application says the modernisation is not invasive and will have no impact on Hoe Lane.

There are several factors contradicting this statement in my view.

Firstly, what appears to be a residential development in this part of Flansham would be most unwelcome in itself and may set a precedence for future development. The location is an important open space in the linear hamlet which has been identified by Arun District Council as meriting consideration of Conservation Area Status.

Secondly, there would be a considerable increase in vehicle movements along a narrow lane shared by walkers and cyclists detracting from the rural scene and causing potential hazards.

Thirdly, the issue of lighting for the whole project would need careful consideration to avoid causing a social nuisance and a negative environmental impact.

Yours sincerely,

Bill Rogers

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. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.