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4th January 2021

Olivia Wright
Feildings
Hoe Lane
Bognor Regis
West Sussex
PO22 8NW

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 1st January 2021 which has been recorded as an objection with the comments as follows:

OWPC32485

The planning application for a 2 bed live/work unit, 6 parking spaces, 4 stables and a sand school involves a large investment and it is reasonable to assume that the owner will want the facilities utilised to the maximum.

There will therefore be increased vehicles/horse boxes using this private, unmade up lane leading to:

1. degradation of the lane surface which is used for access by 5 other houses, local farmers, cyclists and walkers.
2. danger to pedestrians and cyclists (it forms part of the South Coast cycle path). The road is narrow with ditches and high hedges to the side so passing is difficult and visibility poor.
3. the increased traffic will degrade the peaceful environment at this end of the lane and change the nature of the hamlet.

The stables and sand school will cause unacceptable noise, smell and light pollution to neighbouring properties.

The drainage issues involved in the maintenance of such facilities and the hard surfacing involved will adversely impact an already overcharged rife system.

For these reasons I object to this planning application.
Olivia Wright

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.