



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

5th January 2021

Annette Cosstick
Holly Tree Cottage
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 5th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32545

Re the Application for change of use from rural barn to residential property, I assume this will require substantial work to the property to include all safety elements under present building regulations for fire safety etc especially as it will also be used for the business element of the proposal. Can this be guaranteed.

The access to the proposed new residence and business will use a narrow lane that has two particular blind spots and increased traffic, including larger vehicles, will have implications for the safety of walkers and cyclists, as well as residents close by, who already use it. The lane in this area is also of a standard that requires constant pot hole repairs and this extra use would put far more pressure on the road surface with potential to vehicle damage.

The business will rely on maximum use of a limited area and the flood lights proposed will effect the light pollution greatly for an area which has already been impacted by local development and poor light solutions. Further lights will have an impact on wildlife and properties on the boundary of the new business.

The stabling of extra horse to those already in the filed will result in more waste and the subsequent smell. A new residence approved to the north of the Flansham may allow a precedence to be set for further building applications.

In an area that has drainage issues at present, the installation of any further hard standing for the stable area will raise concerns for further run off into the field and to a ditch drainage system along that part of the lane.

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.