



Arun District Council
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5th January 2021

Mrs D Foulkes
The Retreat,
Hoe Lane,
Bognor Regis.
West Sussex
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:

OWPC32554

Dear Sir/Madam,

Hoe Lane is a quiet rural lane enjoyed by many cyclists, joggers and walkers, most particularly in the last year when lockdowns have encouraged people to enjoy their local countryside much more. The erection of commercial stables and a sand school will attract considerable additional traffic over a section of lane that is unsurfaced, unlit, narrow, with ditches and hedgerow and liable to large puddles after rain. Passing in the lane is difficult and the increased traffic will pose safety issues to the now many local users.

Nearby properties have the potential to be affected by light pollution from the flood lit sand school, so this would need to be looked at in terms of the equipment used and the hours of use.

The barn conversion to a residential dwelling in this application sets a precedent for further residential development on Maggies Meadow, and this is of great concern given the need to preserve the unique nature 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.