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6th January 2021

Mr Michael Lanham
Heather Brae, Hoe Lane
Flansham
Bognor Regis
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 5th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32580

I write as a resident of Hoe Lane and a household that would be affected by the application to change the use of "Maggies Meadow".

I have a unifying concern that the planning consent application appears to be running ahead of a "change of use application". The site appears to move from agricultural activity (a barn with a few horses grazing) to: a dwelling, permanent stables (used for livery) and a sand school to be operated as a business; with accompanying permanent pylon floodlights x4!

I question therefore, should there not be full planning consent sought for this change of use, before the owner seeks the consent for the details of the plan?

I therefore have the following concerns which must unfortunately be counted as objections.

1. Outside of Development Plan. The creation of a new dwelling outside of the Local Plan Development Area North of the A259 at Flansham would create a precedent. If the planners are minded to accept, then I believe they should visit the Barn without delay in order to ensure the minimum impact before any conversion permission is granted.
2. Hoe Lane is the only access to site. Residential traffic on this privately owned lane is currently miniscule. Any business operating from the site will cause extra traffic including horse boxes and trailers, as clients visit the horses for care and lessons. The lane is unpaved, single tracked and ditch lined.
3. Floodlighting. The planned Floodlights will create a significant adverse effects on local wildlife (notably birds and bats) as well as obtrusive light pollution to nearby houses. Currently nearby residents enjoyment of

the night sky is not even spoiled by street lighting so the floodlights will be obtrusive and out of keeping with local nocturnal light levels.

In conclusion the concern is that the application does not fully cover the requirement for full planning consent for a change of use from "agricultural" activity. It is a development outside of the development area of the local plan and in our opinion would create an adverse effect on the local wildlife and residents.

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.