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19th January 2021

Yapton Parish Council,  
Mr Andrew Gardiner, Clerk of the Council  
38 Ruskin Avenue  
North Bersted  
Bognor Regis  
PO21 5BW

**Case Officer:** Maria Tomalova  
**Telephone:** 01903 737510  
**Email:** [maria.tomalova@arun.gov.uk](mailto: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 18th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33017

YPC have fully considered the above application and have strong reservations regarding the change of use from an agricultural barn to Equestrian complex with dwelling primarily due to the existing site being deficient in adequate motor vehicle access and having an inadequate drainage system for effluent.

The site is located in a very rural spot outside the BUAB and only accessed via a narrow un-made access road suitable only for agricultural vehicles. YPC therefore object to the change of use of agricultural barn to its proposed use and over-intensification of the site to an equestrian centre. YPC would seek reassurance that the access road is upgraded to a specification that will take private vehicles, HGV equestrian lorries as well as be suitable for the fire service before any development can take place at this location.

YPC also have concerns relating to the adequacy of the existing drainage system on the site where it is not connected to the mains. YPC would therefore seek that there is a long-term sustainable solution in place serving the building prior to it being considered for residential use. YPC also note that there are no toilet facilities provided for the equestrian centre and would expect such facilities to be provided for such a scheme.

YPC therefore request that this application be refused until its concerns relating to access and drainage are clarified and resolved.

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](mailto: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](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](http://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.**