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28th April 2021

J Napthine
Hoe Lane
Flansham
Bognor Regis
PO228NW

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/33/21/PL
Site Address: Plum Pudding Barn Hoe Lane Flansham PO22 8NS
Description of works: Conversion of existing barn to 1 No. residential dwelling with associated parking (resubmission following Y/137/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwelling.

Thank you for your internet representation made on 27th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35471

- The applicant has built a 'barn-style' house under the guise of an agricultural building and now is attempting to change the use (to the use they originally intended, but didn't apply for permission for). This seems like 'playing the system' and one wonders what next development they will attempt to push through if this is allowed. It's rumoured the applicant has plans for more houses on the site, and the neighbouring fields. Allowing this application will open the floodgates to these ridiculous development schemes. The council and residents would possibly have taken to their ideas more kindly if they had been open and honest about their plans from the start.
- The proposed development will degrade the area and residents would be seeking a lowering of council tax to reflect this, if the application were approved.
- Previously the council have promised no new development north of the new a259 relief road, I suggest this may be why the applicant has built their house as a 'barn' to blur the edges and make it harder to refuse their secondary application, but they and we both know if they had applied for a house originally the application would have been refused.
- The applicant's friends and family who do not live in the lane, or even in nearby villages, have submitted many letters in support of his application in an attempt to drown the genuine concern from residents - their views do not reflect the residents and users of the area.
- The natural and undisturbed nature of Hoe Lane has been protected and fought for by residents for years -

to allow this application would throw that work to the wind.

Many other residents have made other valid points and I would urge you to read and consider their concerns. Many thanks for your attention. Have a good day.

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](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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.