Statement of Truth
Planning Appeal - Proposed New Build 4-Bedroom Dwelling
PLANNING APPLICATION AWQM/1246/23 - Land adj. 30 Mash Barn Lane, Lancing, BN15 9EE.

I, Susan Fry, as the responsible owner and developer of the land in question, submit this statement in support of the planning appeal for the construction of a new two-storey, four-bedroom dwelling with rooms in the loft space.

My intention is to deliver a high-quality family home that enhances the character and appearance of the area while promoting sustainability and responsible development practices. The design has been carefully considered to respect the privacy of neighboring properties, with adequate separation to the east and south, avoiding any adverse overlooking or overshadowing. This aligns with the assessment of the Planning Officer, who acknowledged the adequacy of the proposed separation.

Sustainability and Environmental Considerations
The proposed development will incorporate multiple environmentally friendly features, subject to relevant permissions:

- **Solar Panels** to promote renewable energy use
- **Electric Vehicle Charging Points**
- **Covered and secure bicycle storage with charging facilities**
- **Rainwater recycling systems** where feasible
- **Planting of fruit trees** to contribute to local biodiversity and sustainability
- **Eco-conscious landscaping** to create a pleasant and *functional* family garden

Furthermore, the home will be constructed in accordance with all relevant Building Regulations and planning conditions relating to surface water management and drainage. I understand the local concerns regarding the nearby brook and the natural absorption of rainwater by the current land. However, modern sustainable drainage systems (SuDS), as required by current regulations, will be implemented to ensure that runoff is managed effectively, reducing flood risk and potentially performing better than the current undeveloped ground, especially during periods of heavy rainfall. During my ownership my land had land has never flooded (nor has the culvert)

Site Maintenance and Responsibility
As the landowner, I currently take responsibility for maintaining the culvert that runs through my property, including regular clearance of debris and rubbish-often caused by others in the area. The culvert pipe beneath my garden is kept in good condition and has not, to my knowledge, been subject to flooding.

Design and Community Fit
The proposed dwelling is modest in scale relative to the plot and in keeping with the surrounding character. It is not considered overdevelopment and will include:

- **A generous rear garden** suitable for family living and outdoor recreation
- **Off-street parking for at least two vehicles,** reducing strain on local roads
- High-quality landscaping that integrates the property into its surroundings
- Materials and design elements consistent with the character of the area

Efforts have been made to ensure that the development respects both the physical and social environment, offering a comfortable, modern home that contributes positively to the community without generating undue noise, traffic, or visual disruption.

Commitment to Compliance
I confirm that all planning conditions imposed by the Local Planning Authority will be fully adhered to. The intention is not just to build a home but to deliver a responsible, attractive, and sustainable development that adds value to the area.

I respectfully request that this appeal be granted to allow for the construction of the proposed dwelling, in the interest of responsible develop·ment, environmental sustainability, and enhancing the local housing supply.

Response to Correspondence from Properties 50 and 51 Barnfield Park

I appreciate the opportunity to address the concerns raised by East Side Boundary Neighbours in relation to the proposed development.

I understand the concerns expressed regarding potential flooding risk associated with building on this land and the nearby brook. Currently the land absorbs rainwater, it is important to note that modern building regulations require robust water management systems. These systems will be incorporated in accordance with the planning conditions, ensuring that surface water is properly controlled and does **not exacerbate flood risk** to the brook or surrounding areas. In fact, such systems can often **outperform natural ground** in handling heavy rainfall.

It is also essential to clarify that the development does NOT sit over the culvert pipe, nor does it encroach on the boundary of any neighboring properties. To my knowledge, the land has never experienced flooding during my period of ownership.

In terms of neighbours impact, the design ensures **adequate separation** from properties to the east and south. There should not be **adverse overlooking or overshadowing,** as the layout has been thoughtfully arranged to preserve neighbours privacy. Landscaping will be used where appropriate to further protect amenity and visual separation.

The proposed four-bedroom home has been carefully and sensitively designed to make effective use of the available land. It delivers a high-quality residential space without constituting overdevelopment. The property includes a generously sized rear garden, offering ample space for private use, which is comparable to/or larger than, many existing homes in the local area.

Importantly, the development provides off-street parking for at least two vehicles, which will minimise any impact on local parking and help reduce pressure on the surrounding roads.

As for day-to-day living, any household noise would be in line with what is typical for a residential area, and should not be considered excessive or disruptive.

I hope this helps to clarify the nature of the proposal and offers reassurance that the design and implementation of the scheme will be both responsible and sensitive to its surroundings.

Neighbours Support

I have spoken to several immediate neighbours regarding the proposed development, including Mrs Sue Owen of 28 Mash Barn Lane, BN15 9EE, and Mrs Gwendoline MacPhail of 26 Mash Barn Lane, BN15 9EE. Both have expressed strong support for the development and believe that the new home will enhance the street scene and add value to the area. Mrs Owen and Mrs MacPhail have each lived in their respective properties for over 25 years (Mrs MacPhail having purchased her home as a new build), and neither are aware of any history of flooding affecting the garden or the land adjacent to 30 Mash Barn Lane.

In addition, I have spoken with Laura Vincent of 1 Gravelly Crescent, Lancing, BN15 9EG, a property located directly opposite the proposed development. Laura confirmed that she and her neighbours received notification of the planning application, and no objections were raised. She is fully supportive of the new build, sharing the view that it will improve the street scene and contribute positively to the area.

Statement of Truth
I believe that the facts stated in this statement are true to the best of my knowledge and belief.

Name:- SUSAN FRY
Signed:- [redacted]
Date:- 20/07/2025