

Donald Neame
Rambler Cottage
Shripney Lane
Bognor Regis
West Sussex
PO22 9NR

Your Ref: OWPC16874
Our Ref: BE/135/17/PL 08-12-2017
Please ask for:
Richard Temple

15th January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Continuance of use without compliance with condition 4 imposed under BE/151/11/
relating to occupancy.

Shripney Garden Caravan Site Shripney Lane Bersted

Thank you for your internet representation made on 13th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Comments on planning application BE/135/17/PL for Continuance of use without compliance with condition 4 imposed under BE/151/11/ relating to occupancy.

I wish to object to the proposed variation to BE/151/11

Introduction.

Applications for planning permission under BE/151/11 (and BE/42/10) were granted despite local opposition and:

- the Government appointed planning inspector's rejection of the almost identical application in 2009 BE/41/95.*

"The site lies outside the built-up area boundary of Bognor Regis and in the countryside as defined in the Local Plan... the site appears to be part of the countryside and that it links the open land to the west with that to the east. It acts as a distinct physical break between residential development and the caravan site to the north. I therefore consider this to be an environmentally sensitive site.

I conclude that the proposal would harm this environmentally sensitive site in the countryside by placing mobile homes on the land together with roads, pedestrian paths and other necessary development to service them. This would have a serious and adverse urbanising effect on the character and appearance of the rural area. It would thus be contrary to the development plan and Government policies above.

... the proposal would also be contrary to the advice in PPS7 at paragraphs 28 and 29 as it would be a development of high quality agricultural land which is avoidable because the need for it is not proven."

- a view from Council planning officers that "The increased use of the existing access together with the proximity of the proposed use to the adjoining residential properties to the south would be unneighbourly and adversely affect the privacy and quiet enjoyment of the occupiers of these properties."*

- The Post 1988 Agricultural Land Classification map clearly shows the development site to be Grade 1 agricultural land*

The application

1. The application claims that the visual appearance of caravans being on the site is already established and unchanged.

This is not true. The new homes are significantly bigger than the previous homes - perhaps four times the size of the original caravans. They are overbearing in size and encroach further on the conservation area boundary.

2. The application/applicant does not address the long list of breaches of planning

conditions established as part of the last planning permission. These are long-standing; unneighbourly and serve to avoid proper regulation of planning controls. e.g. It has become apparent that despite the parish council and other objectors to the last planning permission specifically requesting that a list of occupants and addresses be kept (which is a requirement of the licensing) this has not been done. Additional hardstandings, ramps, steps, lighting have all been installed. A new office and shed have been erected. The mixed hedgerows have not been planted (or in the case of the boundary to the road, what appears to be Leylandii or some fir has been planted, specifically against the requirements of the conditions). A different plot to that approved for full time occupation by a warden has been used - thus moving the overbearing size of this home closer to neighbours and the conservation area. Building material is being stored on site. The tree - specifically detailed by Arun DC has being noteworthy and therefore requiring an extension of the site into yet more green space has been chopped down.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning