

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

Your Ref: OWPC16876
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:

I wish to object to the proposal

1. The applicant claims that the size of the site is not of strategic tourism importance. This is in direct opposition to the original application for caravans on the site which specifically argued that the 'serious and adverse urbanising effect on the character and appearance of the rural area' was 'trumped' by the tourism benefit to the area. If there is in fact no significant tourism benefit, then Arun DC should never have granted planning permission to the original application.

2. The applicant claims that 'as self-catering accommodation residents of the holiday accommodation would make journeys to the shops and supermarkets in the same manner as if the accommodation was used as a person's sole or main place of residence'.

However

a) People on holiday (e.g. for a weekend) tend to bring significant amounts of food with them from their home (to avoid food rotting whilst they are not at home).

b) By its very nature (and by law), a holiday home will be used for fewer days than a permanent home. Thus 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.' (Quote from Arun DC about this site) will multiply - perhaps by ten times if the properties are used for ten times the number of days.

c) The proposed age restriction (of 45) assumes that people over this age do not have school age children - this is both seriously discriminatory and ridiculous. The average age for a of women at first childbirth is now over 30 years. These women's first child would be 15 (school age) when they reached 45. Half of all women will have first children when they are older than this (and therefore have children younger than 15). And many women having more children will have even younger children.

Nor does this proposed restriction make any acknowledgement of couples who may adopt.

Given that this applicant (nor any previous owner) has not complied with the condition to keep a register of occupants on the site (as required by planning conditions) nor can it even be established when the caravans were even sold, there is little likelihood that this condition will ever be adhered to.

d) The statement that the trips to and from the site would be in the same manner whether the resident was leaving to go to work or undertake leisure activities is without any foundation or evidence. For instance, leisure activities are likely to be undertaken together, whereas a household may well have two people earning wages. In addition, if the population is likely to be older then the trips to NHS facilities are likely to be significantly

more than for younger people.

8. Transport and isolation. The applicant claims the site is not isolated. This is contrary to previous research and submissions which have made it clear that there is no walkway along Shripney Lane, no local shops, playgrounds, schools, NHS facilities, libraries etc and very little in the form of public transport along the A29 (thus most residents need to use a car). Additional traffic along Shripney Lane would be dangerous. The junction with the A29 has been shown to be particularly dangerous with more than one death there. Verges and walls of homes along Shripney Lane are regularly damaged - some of it specifically by traffic to the caravan site.

9. The applicant's claim that because he has broken planning regulations and compliance requirements he could deliver housing quicker than by other routes is outrageous. If the council accepts this argument, this supports and encourages illegal housing development.

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