

ACK

31 Jan 2012

Dear Sir or Madam,

Application BE/151/11 – amended indication of layout and gates

Background

Please accept this letter in addition to the previous letter sent regarding the original application BE/151/11. Please respond to me if I need to resupply the original letter. I would like this letter and my previous letter to be made available to any officer or planning committee authorised to make decisions regarding this application.

I continue to object to this application. It is wholly unsuitable. My previous letter details the fact that the application is a departure from the Arun District Development Plan and has been deemed an intrusion into the rural area and out of character with the surroundings by both the Parish Council and the District Council. The Parish Council considered that the access lane is unsuitable to take further traffic. The Government appointed inspector who dismissed the appeal in 2009 said:

"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.

Given my conclusion 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."

I make these points for two reasons:

1. On such a sensitive site, where the council has gone against the advice of a government inspector, the parish council and numerous objectors, every effort must be made to ensure that the design and planning of the site must be of the highest quality and be made with due care and attention; and
2. The applicant admits that the site has now extended eastwards outside of the original boundary of the application. Therefore for this part of the site this is NOT to regularise the design of the site already agreed it is a NEW application. Therefore if the council is to follow the direction of the inspector and its own development plan this part of the application can be refused in its entirety and I urge it to do so as it encroaches on the visual amenity of neighbouring properties and the conservation area where there is almost no screening.

New layout and gates

The new layout is a small improvement on previous applications however there are still significant developments that I object to and I request that Arun DC do so as well.

1. The wall that provided screening of the site from the access road has been demolished by the applicant. The wall should be replaced, in brick. However at least the mixed native hedging is preferable to the conifers that are totally out of keeping with the landscape. However the hedging along the road should be double width.