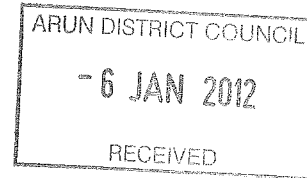




**Bersted
Parish Council**

**Clerk of the Council
Community Centre, Chalcraft Lane
North Bersted, Bognor Regis
West Sussex PO21 5TH**



Dear Mrs Heeson

Please find enclosed a letter of
objection, regarding planning Application
BE/151/11, received by us.

Yours Sincerely

Se O'Connell
Admin Assistant
Bersted Parish Council

SPK

ACK

St Giles
Shripney Lane
Bognor Regis
West Sussex
PO22 9NR

26/11/12

Dear Sir or Madam,

Planning application BE/151/11

This planning application should be rejected. I would like this letter to be drawn to the attention of the development committee.

Background - application BE/42/10

In 2009 an application on this site was rejected. The report said:

"The proposed development would have an adverse effect on an environmentally sensitive site. It would have a serious and adverse urbanising effect on the character and appearance of the rural area... It is therefore contrary to Arun District Local Plan policy GEN3, GEN7 and DEV35. National Policies..."

The applicant appealed. However a government inspector rejected the appeal and said "The site acts as a physical break between residential development and the caravan site and is therefore environmentally sensitive. The development would have 'serious and adverse effect which would urbanise the character of this rural location'"

On BE/42/10 (an identical application save a market needs assessment) the officer's report says...
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

"The proposal is considered to conflict with relevant Development Plan policies in that the site lies in an environmentally sensitive location and the justification has not been proven, therefore the proposal would have an adverse impact on the countryside by creating an intensification of structures in the countryside.

"It is considered there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background."

So the development was contrary to the Development Plan and Local Plan with no material considerations otherwise - yet the officer concludes:

"This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise. Relevant policies LOCAL PLAN: GEN3, GEN7, DEV35. National policies..."

The officer decided to approve BE/42/10 without reference to a committee.

Application BE/151/11

Understanding the history of the site is essential in determining this application and whether this is just a small change to a reasonable application or a significant change – in all respects worse than the original application.

1. The application states that there are no trees or hedges adjacent to the site that might be important as part of the local character. This is untrue. The whole length of the boundary to the south is a conservation area with a range of mixed trees and hedges. The new siting of the caravans encroaches significantly on the conservation area.

2. The Planning Design and Access Statement (PDAS) by Henry Adams reports that the planning officer states that the site would not adversely affect the visual amenities of the locality. It fails to mention that the same officer and a Government appointed inspector said exactly the reverse for the same application a year previously.

3. PDAS section 1.03 is totally untrue. The new application shows the bases to be significantly (approximately 4 metres) closer to the conservation area than the original.

4. PDAS section 1.04 – 1.06. The report suggests the new siting of the caravan pads on the northern side of the site was to accommodate the car park and the two trees. The report fails to recognise that a number of trees have previously been felled on the site, and that by simply moving the last two caravans around 4m eastwards (rather than moving it to the southside and then 14m eastwards) both trees would have been protected anyway.

I do not accept that the access needs to be on the southernmost part of the site. The road would be perfectly wide enough where the original access was designed – which is wider than most of the rest of the road. In fact the road must be wide enough to accept and allow access to caravans as the site owner knows full well – since he owns the caravan site to the north, along the road where the application now says the road is too narrow. Nor do I accept that the internal layout of the tarmac required amendments. Caravans (which are very rarely moved) could have been placed on the pads perfectly easily using the original road layout. 'Ease of access of delivery of caravans' should not have been a key design element when it is plain that a) the original access was adequate and b) the access was being moved closer to neighbours.

5. The statement by Henry Adams in 2.01 that the site is as the approved plan apart from the eastern boundary being approximately 12m eastwards beggars belief.

- **Not one** of the caravan pads is in the same position as the original plan
- The eastward boundary has moved 30m not 12m as the applicant has laid a tarmac road some 20m beyond the last caravan
- The access has moved significantly closer to the conservation area
- The site now doesn't appear to include a section in the north of the site – which has been used to move a caravan from the original caravan park
- The car park has changed – although perhaps not significantly
- There is one access road not two
- There is a new brick structure housing electrical intake

Since the road beyond the site is only used by the remainder of the caravan site, why do cars need to pull off the road to open the gate? Surely it would be better for cars to either access the site at a new entrance further away from the housing and conservation area (as detailed in the original plans) – the gates could still be put back off the road if required or, even better, use the same access as the northernmost caravan park and come round using the access that already connects the two sites.

Condition Number 3 instructed the applicant that no development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The applicant has willfully ignored this condition.

Conclusion

Does this application overcome the inspector's objection that: " the site acts as a physical break between residential development and the caravan site and is therefore environmentally sensitive. The development would have a serious and adverse effect which would urbanise the character of the rural location" and is it worse than the original application?

This development (which was agreed contrary to the inspector's views above):

1. Places caravans significantly closer to the residential development and conservation area
2. Extends the site and places additional caravans in an area that is not screened from its neighbours
3. Places an entrance closer to residential properties where cars will stop with their engines on at all times of the night to open and close gates
4. Places an electricity station inappropriately immediately next to a residence
5. Includes an extra 30m of tarmac road over agricultural land, for which there is no reason or need. The land is protected under PPG7
6. Has been planted with Leylandii which cannot in anyway be seen to be protecting the sensitive location adjacent to a conservation area. The original application was agreed with a mixed hedgerow with traditional native species.
7. Has demolished an extremely pretty wall which also served to screen the site. The new application a) will not screen the site for some years and b) is entirely inappropriate for a setting adjacent next to a conservation area. As the planning officer said when rejecting the application BE/110/10 "walling or flint walling would be welcomed, with or without planting."
8. Saves one tree – a tree that could have been saved if two caravans had been moved 4m eastwards (in the northernmost part of the plot, away from residences)

The committee should reject this application in its totality and request the applicant develops the site as per the original application.

Yours

