

1st June 2026

Juliette Harris
Church House
Church Lane
Church House , Church Lane
BN175RB

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

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

Application No: CM/6/26/PL
Site Address: Caravan Storage Land Church Farm Barn Horsemere Green Lane Climping BN17 5QX
Description of works: Change of use of land for Class B8 (storage) for caravans as an extension to an existing storage site in conjunction with a revision to the site layout approved CM/14/22/PL. This application may affect the setting of listed buildings and a Public Right of Way and is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 31st May 2026 which has been recorded as an objection with the comments as follows:

OWPC83756

Planning Objection - Application for Change of Use of Land for Class B8 Caravan Storage at Church Farm Barn, Horsemere Green Lane, Climping BN17 5QX

I wish to object to the above planning application for the change of use of land to Class B8 caravan storage as an extension to the existing storage site.

My objections are based on the following planning grounds:

1. Harm to the Rural Character and Appearance of the Area

The site lies within a predominantly rural landscape where open agricultural land contributes significantly to the character of the area. The proposed expansion of caravan storage would introduce a larger concentration of stored caravans and associated activity, resulting in a more commercial appearance that is out of keeping with the countryside setting.

The proposal represents an incremental urbanisation of the landscape and would erode the openness and rural character that currently exists.

2. Cumulative Impact of Existing and Proposed Storage Uses

While the application is presented as an extension to an existing storage site, the cumulative effect of further expansion must be considered. The continued enlargement of storage facilities risks transforming what was originally a limited use into a substantial commercial storage operation. This gradual intensification could have a materially greater impact on the surrounding area than the existing approved development.

3. Impact on the Setting of Listed Buildings

The application acknowledges that it may affect the setting of nearby listed buildings. The historic significance

of these heritage assets derives not only from the buildings themselves but also from their rural surroundings and historic landscape context.

The increased presence of stored caravans, fencing, hardstanding and associated activity has the potential to detract from the setting of these heritage assets and diminish their significance. The local planning authority has a statutory duty to give special regard to preserving the setting of listed buildings.

4. Impact on the Public Right of Way

Expanding caravan storage adjacent to or visible from the route would adversely affect the amenity of walkers and reduce the quality of the recreational experience.

5. Traffic and Highway Concerns

An increase in the capacity of the storage site is likely to generate additional vehicle movements, including caravans being delivered to and collected from the site. Horsemere Green Lane is a rural lane with limited capacity and is not well suited to increased traffic associated with a larger commercial storage operation.

6. Lack of Demonstrated Need

The application does not appear to provide sufficient justification for the further loss of rural land to caravan storage use. In the absence of a clearly demonstrated need that outweighs the environmental and landscape impacts, permission should not be granted.

Conclusion

For the reasons set out above, I believe the proposal would result in harm to the character of the countryside, the setting of listed buildings, the amenity of users of the public right of way and the wider rural environment. The cumulative impact of extending the existing storage use has not been adequately justified.

I therefore respectfully request that the local planning authority refuses this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>