

15th May 2026

Alan Barker  
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**Case Officer:** Mr S Davis  
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Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, part 6**

Application No: FP/54/26/AG  
Site Address: Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN  
Description of works: Prior approval under Schedule 2, Part 6, Class A for the creation of a new agricultural track.

Thank you for your internet representation made on 14th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83510

**OBJECTIONS TO PERMITTED DEVELOPMENT APPLICATION FP/54/26/AG**

Having become aware of this renewed application for a track on Rabbit Island, I would like to make to following observations from reading through the Notification Statement.

Page 5 makes reference to the Relevant Legislation but fail to mention that any development approved **MUST COMPLY WITH ANY ADDITIONAL CONDITIONS** under which the approval is granted.

The author appears confused as on Page 3 the site is 5.2ha but on Page 7 it is 5.43 - is this another "Trivial matter"?

On Page 10, the author highlights that the application must be accompanied by a written description of the proposed development - he has done so regarding the track but there is no description or suggested use or need for the Hardstanding mentioned on the title page. It is not mentioned in the Proposal on Page 6 or labelled on the diagram. What size is it and what is its "agricultural" purpose?

The most important paragraph in this statement is on Page 12 where the author makes several assertions:-

"The barn - ..IS USED for the storage of hay and agricultural machinery" This is not true - there has been no hay crop form this field for a number of years. The field was recently included in a property auction (Town and County Property Auctions - no bids received and withdrawn) which showed several photos of the barn and, apart from there being no hay shown in any of the pictures, ther was one showing four or five digger vehicles being stored.

"The land is used for the grazing of horses" - I will not go into whether this is "agricultural use" but the area of the field used for this purpose is gradually growing. There does not seem to be any connection between theie

presence and the barn but it is drastically reducing the are available for growing hay, this being the main reason for the grant of the original approval.

"- and the breeding and keeping of livestock IS TAKING PLACE in the form of chicken, sheep, and pigs BEING kept on the land" - I am emphasising here that the suggestion is that these activities are already taking place rather than planned projects - Whilst I am aware that there were a few chicken on the site a few weeks ago, these have not been seen recently and there have been no sightings (or noises from) any sheep or pigs. The author tries to prove this point by referring to CPH and CRM numbers but this is only a registration process. IF there are any pigs on the site, has their movement on to the site been notified to relevant authority by submission of form eAML2?

Page 13 suggests that the Council do not disagree at present that agricultural uses are taking place - if this was the case, why was there a need for prove that it was happening?

In summary, the barn application (FP106/23/AG) did not get objection from the Council but was only granted on the basis that it was to be used for the storage of hay and agricultural machinery. As this has not occurred to date, how can any suggestion that the new mention of animals be taken as a serious justification.

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](mailto: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>