

19th May 2026

Jaine Wild
1 Sutton Close
Felpham
Bognor Regis
West Sussex
PO22 8EY

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

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 19th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83586

FP/54/26/AG

Creation of Agricultural track at rear of Brooks Lane, North Bersted in area known as Brooks Lane

I am the former County Councillor for Felpham up until the elections this month. The planning issues around Rabbit Island filled my in box more than any other issue barring pot holes.

I note on the plans that there is a claim the site has been owned for 10 years and used for agriculture. However, there has been nothing of an agricultural nature cultivated over the last 10 years. The barn was supposed to be for hay storage extracted from the site, but there is none to mow.

1) The Council will be aware that the field and barn were recently part of an online auction. Photographs, provided as part of the site sale description do not indicate any agricultural activity on the land. Pictures show the interior of the barn with imported large round hay bales being used for horse feed and other vehicles not associated with agriculture on the site.

2) There is no plan of the proposed "hardstanding" in the drawings provided.

3 In the recent online auction sales description for the field, it says, "There are currently two tenants occupying the farm on rolling licences, one operating a livery business - collectively generating £900 per month." The sales brochure clearly states the barn is for "storage of feed" so it is not being used for the purpose agreed.

The landowner claims they are "grazing only" but they have supplementary feed, but within the commercial

use they are grazing much the whole site - and this is why there is no agricultural use for hay storage cultivated on site!

Any chickens or sheep on site are at such a low level as to be hobby farming and non-agricultural.

4 Permission for the barn was given at 3 metres and yet was constructed at 4. However, Part 6, Class A, A.1 of the GPDO clearly states that development is not permitted where (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres. The site is within 105 metres of the LEC Airfield which meets the definition of an aerodrome. This height restriction is for air safety reasons. The applicant signed the agreed height and there can be no error about this - it must have been deliberate. The developer is required to inform the planning authority within 7 days of substantial construction, but I doubt this happened as it was not for several months that members of the public expressed concern and thus was the building measured by the planning authority. It cannot be considered permitted development.

As it is not permitted development there should be no access track allowed.

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>