

Aldingbourne Rife Footpaths & Country Park Action Group

Glenwood Estate

Bognor Regis

PO22 8DX

08/07/2026

Application No: FP/66/26/PL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/66/26/PL

Site Address: Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN

Description of works: Retention of an existing agricultural barn previously approved under FP/106/23/AG

with a total roof height of 4.2m (compared to 2.9m as permitted). This application is in CIL Zone 5 (Zero Rated) as other development

## Objection

We are writing to formally **object** to retrospective planning application FP/66/26/PL. The unauthorized 4.2m structure fails to meet local and national planning policies. The Council should refuse this application and initiate enforcement action to remove or rectify the building. My objection is based on the following material planning considerations:

### 1. Visual Impact and Harm to Landscape Character (Policy LAN DM1 & D DM1)

The barn is highly visible from the adjacent public footpath. By exceeding the permitted height of 3.9m by a significant margin, the unauthorized 4.2m structure creates a dominant and visually intrusive massing. It fails to respect the scale of its open countryside surroundings. This breach violates **Policy LAN DM1 (Protection of Landscape Character)** and **Policy D DM1 (Aspects of Form and Design)** of the Arun Local Plan, which require development to protect visual amenities and integrate sensitively into the landscape.

### 2. Absence of Genuine Agricultural Purpose (GPDO Part 6)

Permitted development rights and subsequent regularisation under Part 6 of the General Permitted Development Order (GPDO) rely strictly on the building being "reasonably necessary for the purposes of agriculture." To date, no agricultural practices have taken

place on this site. The increased height is completely unjustified by any functional farm requirement. The Council must reject this attempt to regularise a building that lacks a genuine agricultural purpose, as it conflicts with the intent of national agricultural planning protections.

The group object to planning permission to retain the height on the 'agricultural' building for the reasons given for the original application and on the same grounds that it was previously declined.

The building contravenes planning permission and contravenes the height limit on permitted development for agricultural use, however:

**Town and Country Planning Act 1990 (Section 55** defines operational development, and references the **General Permitted Development Order (GPDO) 2015** that highlights that the site lacks the required agricultural history to qualify for intended use or permitted development (such as Class Q)

The development contravenes the Council's Local Plan policies regarding development in the open countryside, which strictly limit changes of use to those that support rural workers or agricultural enterprise. There is no evidence of agricultural enterprise.

Permitted development rights for agricultural buildings only apply if the structure is **"designed for agriculture"** and **"solely for the purpose of agriculture"**, however hay production for proposed parcel let to grazing horses does not constitute agricultural purpose.

In addition:

Retention of an existing agricultural barn previously approved under FP/106/23/AG with a total roof height of 4.2m (compared to 2.9m as permitted)

1) The barn is 120 metres from the Bognor Gliding Club and exceeds the 3 metres allowed next to an airfield.

2) 3 of the 8 Hectares of land are being used for recreational use and not agricultural grazing. In a recent

The site is for sale by auction, particulars state there was an income of £900 from the equestrian use of this land.

The 38 cubic metres of hay would take up approximately **8.1% of the total building volume as built**, or **11.8% of the originally permitted volume**, assuming a standard footprint size of 111.5 square metres (1,200 sq ft) for the barn at Rabbit Island.

This is material evidence that there is no agricultural use for the barn. In the recent auction sales-brochure there was imported hay bales for horse feed and non-agricultural vehicles

and equipment in the barn. There was no produce from the site. There is no evidence of livestock use.

As of 16 June listed with Town and Country the field has been divided into lots, All the field plots are advertised as being ideal as pony paddocks (so equestrian use, not agriculture). The barn (Lot 4) is also seen as being suitable for pony paddock use, and ideal for livestock, storage or business usage (STP). Lot 8 is the access land, between Brooks Lane and the Rife bridge, this is advertised as being suitable for Redevelopment Potential STP. the planning application claims the site is for livestock and agriculture, it is in fact being sold and the whole site being broken up. This means there is not the 5 hectares of agricultural land required for a barn and shows the motive for constructing the barn was profit - not agricultural utility. Planning permission should not be granted.

### **Conclusion and Enforcement Request**

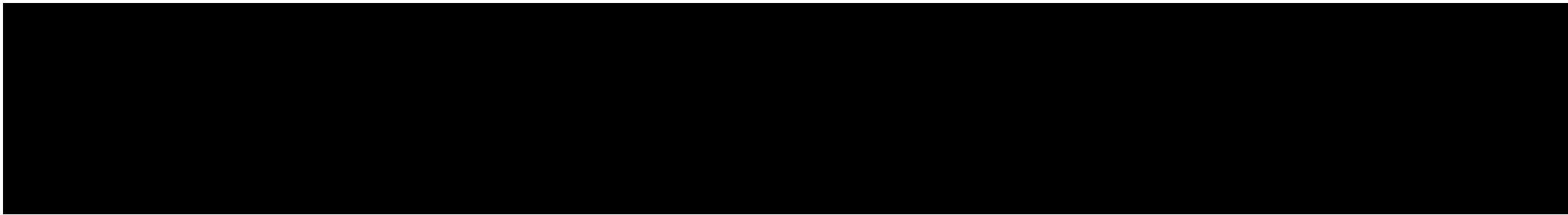
The applicant has failed to comply with the strict conditions of the original prior approval clearance (FP/106/23/AG). Granting retrospective permission would set a harmful precedent for unauthorised development in the district.

We urge the Council to **refuse permission** for FP/66/26/PL. We formally request that Planning Enforcement issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 to secure the removal of the unauthorized structure or its reduction to the legally permitted limits.

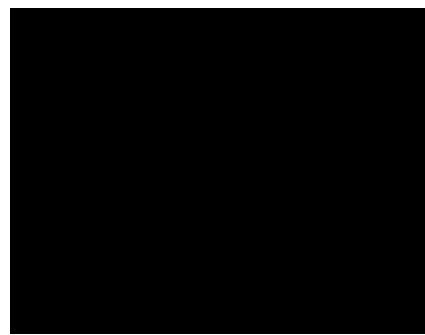
For and on behalf of the residents living adjacent and in the neighbourhood of the Glenwood Estate

Yours sincerely

Aldingbourne Rife Footpaths & Country Park Action Group



PL- Rep



Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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

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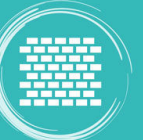
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**From:** Aldingbourne Footpaths and County Park Action Group [redacted]  
**Sent:** 08 July 2026 13:22  
**To:** Planning <Planning@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** objection Application No: FP/66/26/PL

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please see our objection to objection Application No: FP/66/26/PL which is attached

thank you

Aldingbourne Rife Footpaths & Country Park Action Group