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[REDACTED]
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09/07/26

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Planning Officer,

Re: Objection to retrospective planning application FP/66/26/PL

Site: Rabbit Island, rear of 84 Brooks Lane, Bognor Regis, PO22 8DN

I am writing to formally object to retrospective planning application FP/66/26/PL, concerning the retention of an existing agricultural barn previously approved under FP/106/23/AG, with a total roof height of 4.2 metres compared with the 2.9 metres permitted.

The unauthorised 4.2 metre structure fails to comply with local and national planning policies. I respectfully request that the Council refuse this application and take enforcement action to remove the building or reduce it to the permitted dimensions.

My objection is based on the following material planning considerations.

1. Visual Impact and Harm to Landscape Character

The barn is highly visible from the adjacent public footpath. Its increased height creates a dominant and visually intrusive form that does not respect the scale or character of the surrounding open countryside.

The development conflicts with Policy LAN DM1, which protects landscape character, and Policy D DM1, which addresses form and design. These policies require development to protect visual amenity and integrate sensitively into the landscape.

2. Absence of a Genuine Agricultural Purpose

Permitted development rights for agricultural buildings, and any subsequent attempt to regularise such development, rely on the building being reasonably necessary for the

purposes of agriculture. To date, there is no evidence that genuine agricultural activity has taken place on this site.

The increased height has not been justified by any functional agricultural requirement. The Council should reject this attempt to regularise a building that lacks a genuine agricultural purpose and conflicts with the intent of national agricultural planning protections.

3. Conflict with Planning Controls and Local Plan Policy

The building contravenes the original planning position and exceeds the height permitted for agricultural development. The site also lacks the agricultural history required to support its claimed use or to qualify for permitted development rights, including those under the General Permitted Development Order 2015.

The development is contrary to the Council's Local Plan policies for development in the open countryside, which strictly limit changes of use to those supporting rural workers or genuine agricultural enterprise. There is no evidence of such an enterprise here.

Permitted development rights for agricultural buildings apply only where a structure is designed for agriculture and used solely for agricultural purposes. Hay production for parcels let for horse grazing does not constitute a sufficient agricultural purpose in this context.

4. Additional Planning Concerns

- The barn is approximately 120 metres from Bognor Gliding Club and exceeds the 3 metre height limit that applies near an airfield.
- Approximately 3 of the 8 hectares of land are being used for recreational purposes rather than agricultural grazing.
- A recent auction listing stated that the site generated £900 of income from equestrian use, which supports the view that the land is being used for non-agricultural purposes.
- The stated hay storage requirement is minimal in relation to the size of the barn. Approximately 38 cubic metres of hay would occupy only about 8.1% of the building volume as constructed, or 11.8% of the originally permitted volume, assuming a standard footprint of 111.5 square metres (1,200 sq ft).
- Recent auction sales particulars showed imported hay bales for horse feed, non-agricultural vehicles and equipment in the barn, and no produce from the site.
- There is no evidence of livestock use.

5. Sale of the Site and Subdivision into Lots

As of 16 June, the site was listed with Town and Country and divided into separate lots. The field plots were advertised as ideal pony paddocks, indicating equestrian rather than agricultural use.

The barn, identified as Lot 4, was also presented as suitable for pony paddock use, livestock, storage or business use, subject to planning. Lot 8, the access land between Brooks Lane and the Rife bridge, was advertised as having redevelopment potential, subject to planning.

Although the planning application claims the site is for livestock and agriculture, the land is being sold and divided into separate plots. This undermines the claim that the barn serves a genuine agricultural enterprise and suggests that the motive for constructing the barn was profit rather than agricultural utility. It also raises concern that the site no longer comprises the 5 hectares of agricultural land required to justify the barn.

Conclusion and Enforcement Request

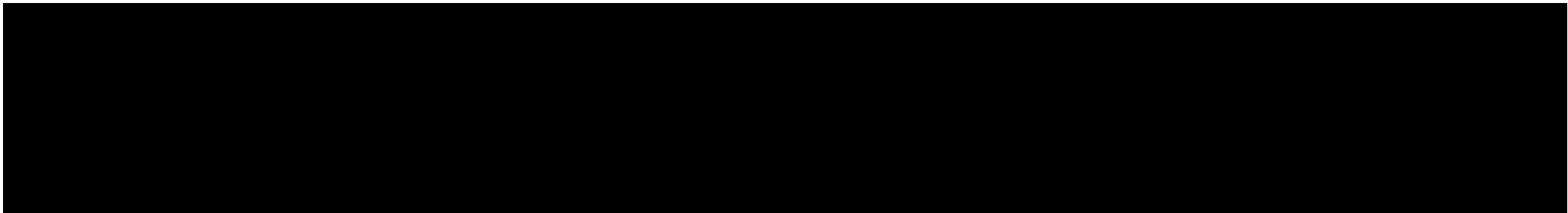
The applicant has failed to comply with the strict conditions of the original prior approval clearance under FP/106/23/AG. Granting retrospective permission would set a harmful precedent for unauthorised development in the district.

We therefore urge the Council to refuse planning permission for FP/66/26/PL.

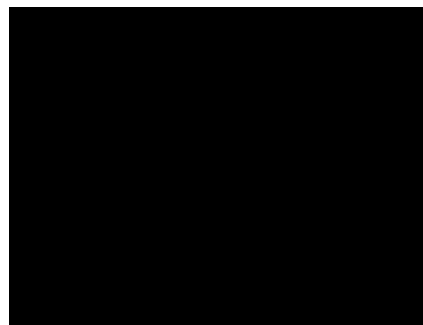
We also formally request that Planning Enforcement issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 to secure the removal of the unauthorised structure or its reduction to the legally permitted limits.

Yours faithfully,

[Your name]



PL- Rep



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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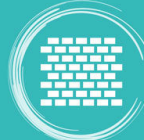
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From: Lyn Sheridan [REDACTED]
Sent: 09 July 2026 13:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Objection FP/66/26/PL

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F.A.O Planning Department,

Please see attached letter of Objection to FP/66/26/PL

Lyn Sheridan