

17th June 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 (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.

Thank you for your internet representation made on 16th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84136

I have been the County Councillor for Felpham for nearly 4 years until May 2026.

I wish to make the following objection:

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 auction of the site, it was stated there was an income of £900 from the equestrian use of this land. 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.

3) As of June 16 2026, the landowner is selling the whole site: <https://hampshire.townandcountrypropertyauctions.co.uk/lot/details/185635>

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.

So, while 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.

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>