

8th July 2026

Felpham Parish Council
Ms Nicola Meaney (Clerk)
Felpham Community Hall
Meaden Way
Felpham
PO22 8FA

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 8th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84651

Felpham Parish Council OBJECT to this application on the following grounds:

The planning history of this site is significant. Two previous full planning applications for an agricultural storage barn (FP/122/23/PL and FP/201/23/PL) were refused before the current development proceeded. While prior approval was subsequently granted under FP/106/23/AG, that approval related to a barn of specific approved dimensions, including an overall height of approximately 2.9 metres.

The barn has instead been constructed to an overall height of approximately 4.2 metres, representing an increase of around 45% over the approved height. This is not a minor variation but a material change to the scale, bulk and visual impact of the building.

The additional height makes the building substantially more prominent within the rural landscape and results in a structure that is materially different from that which the Council previously considered acceptable. No compelling planning justification has been provided to demonstrate why the approved design could not have been constructed or why the additional height is necessary for agricultural purposes.

As per refusal FP/91/23/AG: Part 6, Class A, A.1 of the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended) 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 105m of the LEC Airfield which meets the definition of an aerodrome. As such, the

proposal cannot be permitted development.

An acceptable flood risk assessment has not been submitted.

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 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.

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>