

13th July 2026

Rachel Searle
Flat 6, 1 Ellasdale road
Po21 2af

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 12th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84728

This application seeks to legitimise a deliberate breach of planning law by claiming the barn's excessive height resulted from a "drawing error." The record shows otherwise. The barn was first considered under FP/91/23/AG in 2023 and rejected specifically because its height breached limits set to protect operations at LEC airfield. Subsequent applications never challenged that height restriction. Three years later, the applicant now claims no one realised the structure would exceed the limit- despite it being over 40% taller than permitted. The only lawful route would have been to halt construction and submit a revised application. Any cost of correcting the building now is a consequence solely of the applicant's actions.

Throughout all applications, the applicant has insisted the barn and land are for agricultural use, originally hay harvesting and storage. Yet in the three years since, no such activity has occurred. The applicant now claims the land is used for grazing horses and for breeding chickens, goats, sheep, and pigs. Arun Planning reportedly received "confirmation," but aside from a few chickens previously present, no livestock has been seen- only horses.

The applicant's own submission contradicts these claims. Under "Ownership Certificates and Agricultural Land Declaration," the agent answers NO to the question of whether the land forms part of an agricultural holding, and certifies that none of it is agricultural land. Either this is another "error," or it is an honest admission that the land is not agricultural at all.

The supporting Statement argues that increased barn height is needed for "larger, more modern agricultural equipment." Even accepting hay production, the necessary machinery- tractor, cutter, turner, baler- rarely exceeds two metres in height. Livestock keeping requires nothing taller. The Statement also refers to "support for the rural economy," yet the application confirms there are no employment opportunities associated with the

proposal.

The Planning Officer should also note that "Rabbit Island" has again been placed for auction, now divided into seven plots of 1-2.5 acres (Town and Country Auctions, 15 July 2026). This strongly indicates no intention to pursue agriculture. Sale of any plot would reduce the holding below the five- hectare minimum required to qualify under the agricultural permitted- development pathway. Auction photographs show only diggers, a small tractor, a mower, and an army Jeep- none consistent with commercial agriculture.

Finally, the original height restriction existed for clear safety reasons due to the barn's proximity to the airfield. If a flying incident were ever to occur, liability would fall either on the landowner for knowingly building too high or on the Planning Authority for failing to enforce the restriction. This application attempts to shift responsibility for a deliberate breach onto the planning system itself. It should be rejected.

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>