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Patching Parish Council
Mr R Metcalfe
Green Oak House
Cold Harbour Lane
Patching
BN13 3XE

Your Ref:
Our Ref: PA/20/11/
Please ask for:
Mr J Baeza

30th January 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Placing small storage container on land / small holding for storage of gardening equipment, motorbike & tools. This application lies within the South Down National Park Authority.

Caravan Wychway Farm Selden Lane Patching

Thank you for your internet comments made on 27th January 2012 and recorded as follows:

Application for the retention of the caravan on this site (PA/12/11) was approved for a limited period only being the period of 24 months from the date of this permission. At the end of this period the use hereby permitted should cease and all mobile homes, caravans, vehicles, materials and equipment brought onto the land in connection with the use should be removed from the site and the land restored to its former condition. Reason: The development is contrary to the provisions of the development plan in that the site lies within the rural area and is unrelated to the needs of agriculture or forestry. Planning permission has only been granted in this instance because of the specific circumstances of the applicant. The temporary period covers the anticipated timescale for the LPA to identify and formally allocate sufficient site provision for the needs of the Gypsy and Traveler Community through the Local Development Framework process and to protect the character and appearance of the rural locality in accordance with Policy GEN3 of the Arun District Local Plan.

The planning permission was granted because although the proposed development does not comply with section 61 of the Environment Act 1995 and the policies in the Development Plan listed below in that the proposal does not comply with policy GEN3 (i) - does not meet the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste, (ii) is not for quiet, informal recreation (iii) is not for the diversification of the rural economy, (iv) is not for an essential road scheme; or (v) is not in accordance with a policy in section 2 or 3 of the local plan referring to a specific type of development. These material considerations are Circular 1/2006, the lack of alternative provision within the District, the probable, not yet quantified, need for sites post 2011 and the Equalities & Human Rights Acts. RELEVANT POLICIES Local Plan: GEN2, GEN3, GEN7 South East Plan: C2 National Policies: PPS1, PPS7, PPG13, Circular 1/2006.

However, it is quite clear that the applicant rather than make preparations for moving from the site in two years time is making preparations for a long-term stay - even down to

referring to the caravan as Wychway Farm.

Patching Parish Council has no animosity towards the applicant but if every person who wished to settle in a caravan in the Parish let alone the National Park was allowed so to do the whole area could become one large caravan park.

Patching Parish Council strongly objects to this continued erosion of planning regulations and asks that the application be refused.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the file please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy