

Development Controll
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

Rookery Farm
Pagham Road
Bognor Regis
West Sussex PO21 3PY

7th February 2018

Re. P/139/17/CLE Land at Windmill Barn

Dear Sirs,

Since 1994 we have been freeholders of Rookery Farm, a Grade II listed building, and our family home since 1995, which is directly adjacent to the paddock in question.

To our horror we only learnt from our neighbour the above application has been submitted. There was no official planning application displayed at the time.

We are objecting to the planning application P/139/17/CLE for the use of a 'hobby boat building / repair yard and for restoration of cars and agriculture' because we believe:

1. The development is not as described by the applicant. It appears to be run lately as a commercial venture
2. It has not been in existence as a boat building/repair yard for the last 10 years at this site.
3. There has not been a constant structure on site for the last four years.
4. There has not been agricultural use, there have not been any sheep grazing for more than 10 years.

Evidence 1. 13.12.2001 shows the paddock with miscellaneous items in one corner, no boats, the planting of a leylandii hedge, and a large barge at the western end behind Windmill Barn.

Evidence 2. 27.2.2002, P/1/02 Retrospective planning approval was given for hard standing to load and unload sheep. There has been no sheep grazing since then.

Evidence 3. From 2006/7 the paddock started to be used more and more as a dumping ground.



12.3.2013 planning application for a two storey property in the paddock P/83/12 was refused by ADC and consequently turned down on appeal APP/C3810/A/13/2191927.

Since the middle/end of 2013, after the applicant sold his property, Windmill Barn, all of his boatbuilding material, boats & fibreglass moulds were moved from his hard standing behind Windmill Barn onto the paddock including two large shipping containers and two large portacabins.

1. The following information is for your information only and should not be used for any other purpose.

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Evidence 4. 15.4.2007 shows a large barge sited behind Windmill Barn, possibly the same barge as submitted in the photo Evidence 1, where the applicant's photos appear to suggest the barge being sited in the paddock, although you can see the field behind Windmill Barn in the photo, which surely you would be unable to in the paddock.

Evidence 5. Photo 1.6.2012 shows no structure on the paddock.

Evidence 6. Photos taken late September/October 2013 of the paddock, shows the paddock turning into a boat and machinery storage yard. Please notice the steel girders in the paddock but **no** polytunnel or other structure.

Evidence 7. Photo 22.4.2015 shows the paddock filled with with large containers, a polytunnel, a scaffold shed with a corrugated roof, stored boats, boat wrecks, boat moulds, portacabins, heavy industrial lifting gear / steel girders, miscellaneous junk, but no sheep!

Since then we have been disturbed by metal grinding, drilling and the noise of flapping plastic awnings, sometimes for days on end, including weekends, clouds of dust, pollution appearing in our farm pond next to the paddock and the unacceptable visual encroachment of a very messy storage/building yard, which is totally alien to the protected open green fields and high grade farm land.

We don't want this paddock being used in future commercially for caravans/static homes, industrial storage or as a boat building yard.

We can see a great danger by setting a precedent and we want to protect our and future generations enjoyment of the open and rural country side and environment around Rookery Farm, Grade II.

We are very fearful that the nature of this adjoining field/paddock could be changed in future from a greenfield into an industrial site, setting an unforgivable precedent, for further industrial/building sites.

In summary when we moved here, derelict Rookery Farm, Grade II listed, and its associated barns/outbuildings were being converted to a residential hamlet surrounded by the 'strategic gap'. The paddock in question was part of it, a green field in keeping with the surrounding historic properties.

Over the years we and our neighbours have spent considerable time and money sympathetically restoring the surrounding historic properties. Rookery Farm House, which was divided into two units, full of 50/60's refurbishment, was carefully restored to its original beauty.

In the same time period the paddock has gone 'down hill'.

It briefly contained a few sheep which complimented the surroundings perfectly. A drive way was installed to unload sheep, but was soon unloading anything but sheep!

Slowly other items were discretely stored behind a newly planted leylandii hedge in the corner of the paddock, hidden from view. But then it became a storage/dumping area for all sorts of items such as steele girders, boat parts, soil, etc. and in the end there was an encroachment of the entire field.

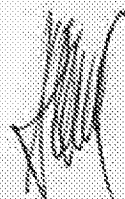
This is totally out of character being so close to our Grade II listed Farmhouse.

All material should be stored and worked on at a brown field site.

The planning application for agricultural use only, P/1/02, has been blatantly abused for the last 15 years despite complaints to ADC [REDACTED]

Yours faithfully,

Sally & Joerg Arnhold



1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed. It is important to gather all relevant information and to involve all stakeholders in the process.

(The following information was obtained from the records of the Department of Social Services, State of New York, Office of the Commissioner of Social Services, dated 10/1/78.)

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

1. The first step in the process of developing a business plan is to conduct a thorough market research. This involves identifying the target market, understanding their needs and preferences, and analyzing the competitive landscape. Market research can be conducted through various methods, including surveys, interviews, and focus groups.

1. **Identify the problem.** The first step in the problem-solving process is to identify the problem. This involves recognizing the issue, understanding its scope, and determining its impact.

10. The following information is available for the year ended 31 December 2014:

1984-1985

Figure 1. The effect of the number of trials on the number of correct responses. The number of correct responses was significantly higher than the number of incorrect responses for all groups. The number of correct responses was significantly higher than the number of incorrect responses for all groups. The number of correct responses was significantly higher than the number of incorrect responses for all groups.

11. *Journal of the American Medical Association*, 273:1211-1212, 1995

31 December 2001

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DECISION NOTICE **COPY CONSENT**

Application Ref: P/1/02/

1 To Addressee

J P Tupper Associates
20 Sudley Road
Bognor Regis
West Sussex
PO21 1EU

2 Site Address

Land East of Commonmead Barn
Pagham Road
Bognor Regis

3 Description of Development

Hardstand for livestock

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 1 This permission relates only to the hardstanding hereby approved and shall be used in connection with the surrounding agricultural field and for no other purpose.

Reason: For the avoidance of doubt.

Head of Planning Services ,
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

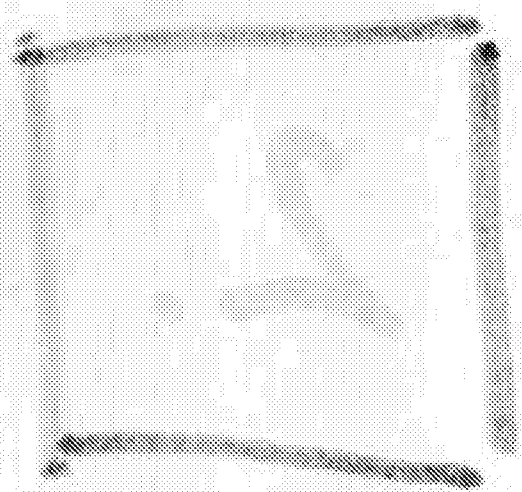
Case Officer: Mr K Wheway

27th February 2002

Decision Notice Issued:

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APR 1971



APR 1971

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Mr. Keith Wheway

(1)

The Head of Planning Services
Arum Civic Centre, Maltavers Rd
Littlehampton BN17 5LF

Joerg Anhold
Rookery Farm
Pagham Road
Bognor Regis
PO21 3PY

7.02.2002

Re: P-1-02 Mr. & Mrs. H. Phillips

Dear Sirs

I am objecting to the retrospective planning - application P-1-02 for the following reasons:

This field is of grade One quality, a greenfield site and in the strategic gap.

The Hook Lane field, just across the Pagham Road, had a planning application by Prowting, wanting to build 300+ houses, turned down by a government inspector after a public enquiry because of the above criteria in 2000.

Across the Hook Lane field, in between Pagham Road and the field in question is a site called "Fieldview", also known as "Herry Meads" (Mrs. Gaskin), on Pagham Road. On this site are two caravans - static home, on a restrictive license. Numerous applications have been made to build a permanent dwelling on this site and have all been turned down for the same reasons as above by Arum District Council. The last refusal is subject to a public enquiry at this very time.

I am objecting to P-1-02 (retrospective) because the L-shaped hardstanding has an appearance which is totally alien to its rural surroundings with its industrial character.

(2)

It looks like a service road due to it's size in relation to the field / meadow in question.

Livestock has been loaded - unloaded before, using the private drive alongside without any problems I am aware of.

I don't want this field in question being used in future for caravans / static homes, industrial storage or as a building plot.

I can see a great danger by setting a precedent because I like to protect my enjoyment, and future generations, of the open and rural countryside and environment around Rookery Farm and am very fearful that the nature of this adjoining field could be changed in future from a green field - to a brown field - to a building site.

Yours faithfully

[Redacted signature]

[Redacted]
letter to follow
by post.

Joerg Arnhold
Rookery Farm
Pagham Road
Bognor Regis
PO21 2PX

It looks like a service road and to it is
in the way to the right of the road - we
drivertook the road - we
before, using the right side of the road
with out any problem - I am sure of it

I don't want the full right of way
either for the house, or for the
storage or building lot.

I can see a good change by selling
the lot and I like to pick up the
the lot and the house, and the
over the road and the road and the
around the road and the road and the
that the road of the road and the
could be changed in future, from
the road to a road and the
to a building lot.

Yours faithfully,

John F. Felt

John Felt
Felt & Felt
Felt & Felt
Felt & Felt

John Felt
Felt & Felt
Felt & Felt
Felt & Felt

Rookery Farm
Pagham Road
Nyetimber
West Sussex
PO21 3PY
6/2/02

Re: Hardstanding for livestock land east of Commonmead Barn, Pagham Rd. Mr & Mrs Phillips P/1/02

Dear Sir or Madam,

I am objecting to the above planning for the following reasons:

1 This is grade 1 agricultural land which should be protected to preserve the rural character surrounding Rookery Farm (grade 2 listed), cottage and barns for future generations to enjoy.

2 The hardstanding is too large in relation to the scale of the field left. I cannot understand why such a well-drained field needs such a large area of hardstanding. Do all other livestock fields in Sussex demand such a facility?

3 Once again a precedent has been set for the removal of precious open countryside and although the current owners only want to use the hardstanding for livestock, I fear that with successive owners this is one step nearer to becoming a service road for residential/industrial development or worse, a situation similar to the one mentioned in West Ashling in the Chichester Observer, 10/1/2002 (Article enclosed).

4 Finally I am very saddened by the slow deterioration of what was once a pleasant outlook of a green field grazed by sheep, to what is starting to look like an industrial dumping ground, which is alien and out of character with its surroundings.

I look forward to hearing from you.

Yours faithfully,

Sally Arnhold (Mrs)

Order is served to get travellers off land

Travellers have been given until the end of the week to leave a paddock after they moved in on Christmas Eve with a convoy of mobile homes and caravans.

The owner of the land, on Southbrook Road, West Ashling, was served an enforcement order by district council planning officers last Friday after they visited the site following complaints from locals.

According to Funtington Parish Council chairman Nigel Brown, the first four homes were brought in on low loaders with fork-lift trucks in a carefully planned

military-style operation after the council offices closed for Christmas.

"We will do everything we can to oppose this but we have to do it through the district council," said Mr Brown.

Earlier in the summer, the paddock had been prepared as grass was cut down and a hardstanding laid.

Electricity and water supplies were also laid to the two-acre site before four homes were up in 20 caravans and large mobile homes moved in before Christmas.

District council enforcement team leader Derek Price

said: "The development is unauthorized."

The district council has not authorized this in any way.

The enforcement order required the removal of hardstanding and facilities built by the landowner without planning permission before the three families moved in.

The council also served a stopping order which requires the families to vacate the site.

The notices come into effect at the end of this week and if the notices are ignored the landowner could be fined up to £50,000.

However, local residents

said Funtington Parish Council may have to wait for a result.

Since receiving the notice, the landowner lodged a planning application for the site which must now be considered by the council's development control committee.

He could also appeal against the orders to the Secretary of State for the environment.

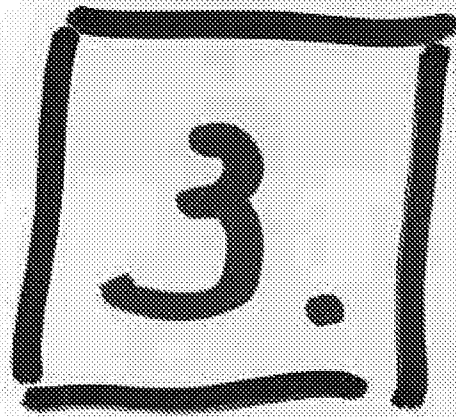
"It's not an extremely complicated undertaking," said Mr Price. "The planning system has clocks and dials which he can take advantage of."

He added: "If they refuse

to accept the application to move their site, we will have to take the case to the High Court to force them to leave the site."

The council's enforcement order says the site must be cleared by the end of the week.

The council's enforcement order says the site must be cleared by the end of the week.



Rookery Farm
Pagham Road
Nyetimber
West Sussex
PO21 3PY

Your Ref: P/1/O2/ MRS & MR H. PHILLIPS
Mr K Wheway
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

18th March 2008

Dear Mr Wheway
Re: Hardstand for livestock
Land east of Commonmead Barn Pagham Road Bognor Regis

Further to this site being given retrospective planning for hardstand for livestock use, we are extremely concerned that some of the issues we predicted in our letters dated 6th and 7th February 2002 to the council, have now happened. There has been no livestock on this field for several years now and some of the field looks like an industrial dumping ground. This is alien and out of character to its surroundings.

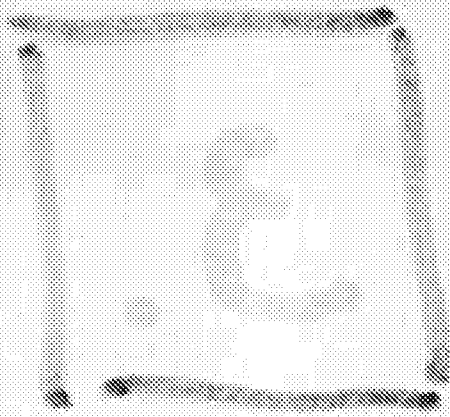
Not only is this eyesore detrimental to our enjoyment of living at Rookery Farm, but we are concerned about the effects this dumping will have on the environmental health of the immediate area, such as the associated increase in the rat population and our neighbouring ancient dewpond.

This former paddock /greenfield site is fast becoming a brownfield one and we would be grateful if you could investigate this matter (in confidence please, bearing in mind we are neighbours) and let us know what action the council proposes to rectify this matter.

We look forward to hearing from you.

Yours sincerely

Sally and Joerg Arnhold



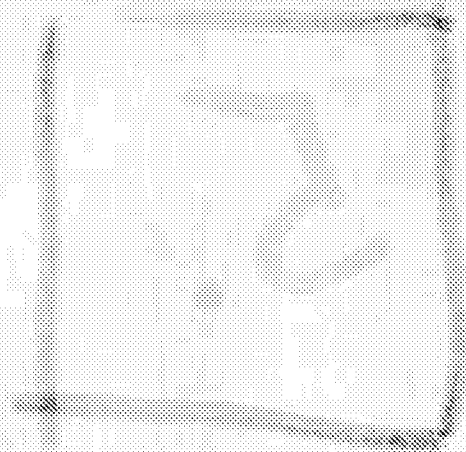
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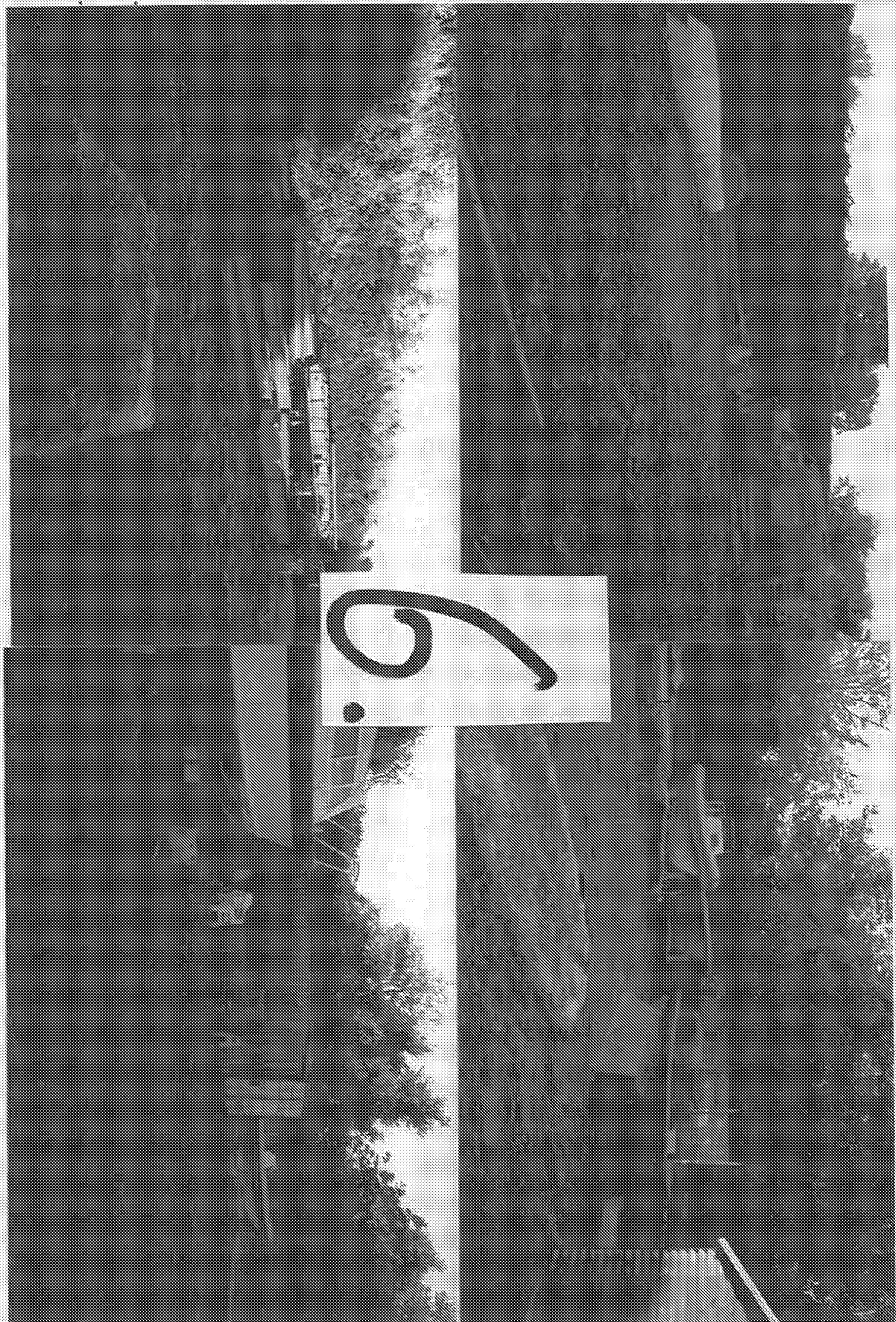
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22/04/2015



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