

South Downs Joint Committee
Victorian Barn
Victorian Business Centre
Ford Lane
Ford
BN18 0EF

Your
Ref:
Our Ref: CL/1/09/
Please ask
for:
Mrs A Gardner

12th March 2009

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Conversion of existing barns to 4 No commercial units (B1 use) and single dwelling (Departure from Development Plan)
Longfurlong Barns Longfurlong Farm Longfurlong (A280) Clapham

Thank you for your internet comments of objection made on 11th March 2009 and recorded as follows:

Thank you for consulting the Joint Committee on this application.

I have no objection to the principle of the conversion of the main barn to business units. It is accessed via an A road (one of the criteria of the South Downs Planning Guidelines) and is a fine building that I consider important to be retained in a sensitive use. The proposed conversion appears sensitive to the external appearance of the barn and the Heritage Design and Access Statement indicates that the interior will be only minimally affected, with the roof timbers, which I understand to be of particular interest, left intact and exposed (above the proposed central staircase at least). However, the acceptability of the proposals in terms of their impact on the listed barn will of course be a matter for your conservation advisor, but if they are satisfied with the proposals then I have no objection to this element of the proposals.

However, I am not happy with the proposed conversion of the cartshed to a dwelling. No justification for this conversion appears in either the Planning or Heritage Design and Access Statements - no evidence is provided to explain why a dwelling is needed. Without that justification, I object to this element of the proposals.

I am also unhappy with the proposed parking arrangement - I consider it important to maintain the open views of the western elevation of the barn and I therefore object to the proposed visitor parking area. I would prefer to see all parking contained in the area between the barn and the cartshed, even though that would necessitate all vehicles passing to the north of the buildings. Given my objection to the conversion of the cartshed as a dwelling, I wonder if it could be used to provide some parking.

The property lies within the open downland landscape character type identified in the South Downs Integrated Landscape Character Assessment (within which,

incidentally, one of the development considerations is encouraging the sympathetic re-use of traditional farm buildings). The long-distance views of the barn make it a distinctive feature in the locality and, as noted above, I would like to see those open views maintained. Such expansive views are a characteristic of the open downland - whereas extensive planting is not. I would therefore prefer not to see the proposed hedge planting either alongside the A280 to the west of the barn or around the curtilage of the proposed dwelling (which, if it was not to be a dwelling, would be unnecessary). The proposed hedge to the east of the building is more acceptable, as it would screen the parking area and not block those longer-range views.

Finally, although unlikely to be material to the determination of this application, for your information, it is proposed to bury the electricity line and remove the poles in the Long Furlong area, including the pole immediately to the north-west of the barn, sometime this

inettletp

year. There is a chance that the BT lines along the A280 will also be buried.
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

Zachary Ellwood
Interim Head of Development control