



Lyminster & Crossbush Parish Council
Mr Montagnani
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Lyminster
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Arun District Council
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Your Ref: OWPC19302
Our Ref: LY/11/18/CLE
Please ask for:
Mr K Roberts

16th July 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015:
Article 39

Lawful development certificate for the existing use of land as ancillary to the residential property of Arundel Vineyard & not as a commercial vineyard.

Arundel Vineyard Church Lane Lyminster

Thank you for your internet comments made on 12th July 2018 which has been recorded as **'an objection'** with the comments as follows:

Lyminster & Crossbush Parish Council wishes to register its objection to this application on the basis of the following points:

- 1. There is grave concern in the parish around the urbanisation at the margins of the village where agricultural and other non-residential land use is turned over to residential designation and the subsequent threat of further development.*
- 2. The application is entirely contrary to the Local Plan currently undergoing adoption.*
- 3. The development risks presented to the immediately adjacent Conservation Area and the Grade II Listed Lyminster House.*
- 4. The application hinges on a formal statement that no grape vines have been grown at the property since 2010. This statement is factually incorrect and evidence suggesting the presence of vines in 2015 is provided to Arun District Council.*
- 5. The economic argument around the viability of the land for agricultural use fails to consider the potential to lease or sell the land to adjacent farm businesses or sell to other neighbours (who have offered to potentially purchase the land in question and retain it for agricultural use). The applicants have thus far declined to engage in such dialogue.*

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

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open 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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning