

ANTHONY GREENWOOD ASSOCIATES LTD

CHARTERED TOWN PLANNERS DEVELOPMENT AND PLANNING CONSULTANTS

94 The Street, Rustington, West Sussex BN16 3NJ

Our ref: AG/A

Mrs A Gardner
Planning Services
Arun District Council
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF



17 February 2004

Dear Mrs Gardner

Re: Modifications to House Type Previously Approved Under Planning Permission
LY/16/02 – Replacement Agricultural Dwelling, Arundel Vineyard, Lymminster

Following withdrawal of planning application LY/33/03 and to our subsequent discussions we herewith enclose amended proposals relating to modifications to the previously approved dwelling subject of planning permission LY/16/02.

Principally the proposed dwelling has been significantly reduced in size from that subject to planning application LY/33/03 and this reduction is approximately 500 sq ft.

The proposed building is therefore only some 388 sq ft larger than that previously approved whilst the ridge height and overall massing of the building is no greater than the original proposal.

Attached with the application is a design statement produced by the Architects but we would emphasise the quality of the proposed dwelling in terms of its design, the use of local materials and the overall quality of construction which will result in a dwelling of high quality characteristic of the vernacular of the area.

In that regard we consider the design of the proposed new dwelling to be substantially improved upon that granted planning permission originally and we would therefore hope that having regard to the significant reduction in size of the proposed dwelling that it is now acceptable.

We would reiterate that the financial and functional need for the replacement dwelling are as stated in our letter dated 10 January 2003 attached to planning application LY/16/02 and indeed the vineyard is in full production thereby placing urgent need upon the replacement dwelling whereby the owners can provide the much needed 24-hour supervision.

ANTHONY GREENWOOD MPTM

CHARTERED TOWN PLANNER DEVELOPMENT AND PLANNING CONSULTANT

24 The Street, Rustington, West Sussex BN16 3MJ

Our ref: AG/AJC

Ms E Hearsey
Planning Services
Arun District Council
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF

13 JAN 2003

ACTION

62/1

10 January 2003

Dear Ms Hearsey

Re: Replacement of Existing Agricultural Dwelling, Arundel Vineyard,
Lyminster, Ref: LY/16/02

I refer to the above planning application and to our recent telephone conversation relating to the current agricultural position at the vineyard which I set out below.

Arundel Vineyard up to 1995/96 was a commercially viable enterprise producing various amounts, depending on weather conditions, of good quality wine.

Our clients, the current applicants, purchased the vineyard in June 2000 and due to the bad health of the previous owners it had become rundown and neglected over the previous 4/5 years. The result of this was disease-ridden vines and the supporting framework had deteriorated beyond repair.

Our clients have invested thousands of pounds in eradicating the disease and re-investing in the installation of new support framework and purchasing of new appropriate equipment. The applicant has also successfully completed a vine-growing course at Plumpton Agricultural College and is currently attending additional training in respect of wine production.

Wine will therefore be produced during this year and our clients are optimistic that the vineyard can produce in the region of £35,000 income in its existing condition.

However our client is intending to continue replacing some of the old vines and introducing new areas and varieties which the applicant has estimated will eventually double turnover to approximately £70,000 per annum.

Notwithstanding the above the current bungalow on the vineyard has been poorly maintained over the years and combined with a large degree of, we understand, unprofessional self-build when originally constructed has lead to the current somewhat dilapidated building.

s E Hearsey

10 January 2003

Apart from needing rewiring, replumbing, new ceilings and complete replacement of the windows the property also suffers from subsidence which would require substantial investment to correct. The existing bungalow is completely out of character with the rest of the houses in the village and fails to fit in with the surrounding building style in the neighbourhood. In that regard we consider that the proposed new dwelling is far more in-keeping with the rural character of the area and its relation to the vineyard and we therefore believe that it will contribute to an overall visual improvement to the characteristics of the locality.

Finally as stated above our clients are keen to progress and improve the vineyard and of course consider that this can be done in a more professional manner working and administrating the vineyard from the improved dwelling.

In conclusion therefore our clients have invested considerable sums of money in upgrading the vineyard and returning it into a financially viable business and therefore we look forward to receiving your support for the application.



ANTHONY GREENWOOD M.R.T.P.I.