

Russell Le Page
Old Lyminster House
Church Lane
Lyminster
Littlehampton
BN17 7QJ

Your Ref: OWPC18538
Our Ref: LY/8/18/PL 10-04-2018
Please ask for:
Andrew Wood

31st May 2018

Dear Sir/Madam

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

Change of use from Vineyard to garden amenity area serving Arundel Vineyard
(resubmission following LY/19/17/PL).

Arundel Vineyard Church Lane Lyminster

Thank you for your internet representation made on 30th May 2018 which has been recorded as **'an objection'** with the comments as follows:

I wish to object to the application to redesignate the Vinery as a Garden Amenity. The Lyminster Conservation Area was designated in March 1998 and the boundary of the conservation area abuts the property concerned. At the time of designation the land was agricultural land, and so the residential area of Lyminster ended at what is now the north boundary of the Conservation Area. I feel certain that had the Vineyard been a residential garden amenity at that time it would have been included within the scope of the conservation area. It is only because it was agricultural land that it was not included in the designation, and so to now allow this to be designated as a residential amenity with the implied possibility of future development on the site, would be to subvert the Council's designation. I also believe that any consent which increased the possibility of development on this site would affect the Conservation Area, notwithstanding the property's position outside the conservation area. The designation mentions 'fine, long distance views to Arundel' to the North, and specifies as an opportunity for enhancement the improvement of these northward views. Any future development on what is currently agricultural land would have the opposite effect on these views, and so while this is a seemingly innocuous application it should not be allowed on the basis that it offers an opportunity to damage the character of the Lyminster Conservation Area. I recognise that the applicant has provided evidence that the land cannot be economically used as a Vineyard and have little doubt that this is as true now, as when he bought the property. However, that it is uneconomic as a Vineyard is not evidence that it is uneconomic as agricultural land. It could very easily be subsumed into the neighbouring farm, or other agricultural uses could be found for it.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or

information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning