

Richard Redman
6 Portland Close

Littlehampton
West Sussex
BN17 6SJ

Your Ref: OWPC18561

Our Ref: LY/8/18/PL 10-04-2018

Please ask for:
Andrew Wood

1st June 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 31st May 2018 which has been recorded as '**an objection**' with the comments as follows:

This should remain agricultural land, the original small bungalow was an agricultural dwelling, and the large house that replaced it was also built as an agricultural dwelling. The value of the new building at time of construction was in excess of one affordable by agricultural workers. The land is outside the Village Curtilage and Conservation Area. The land is adjacent to a Listed Building therefore its change of use will affect this building. Making the land residential will imply it is available for development, again affecting the Listed Building. On the sale of plots of land when Lyminster House Estate was divided, the area concerned was made up of two plots. The larger consisted of now where the Old Barn and the area that was planted to Vines. The smaller was the Eastern end where the original Bungalow was located and now the large house has been constructed. The larger area should remain agricultural. The small plot with the house and out-buildings could become residential. It also needs to be noted that the submitted location plans are required to have corrections made to the line of the boundary of the land owned by Arundel Vineyards. The south-eastern corner of the area indicates that the lane that passes through out-buildings and beside the Dutch Barn is owned by Arundel Vineyards, this is incorrect and the boundary line should follow the intersection of the eastern edge of the out-building and the southern edge of the Dutch Barn. Additionally the two out-buildings to the south of the house are indicated to be outside the boundary, the boundary should include both of these out-buildings, but not the gap between them.

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