

RURAL ASSOCIATES

Planning, Procurement .Project Co-ordination

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Supporting, document, justification and photographs' for proposed demolition of existing dilapidated Agricultural buildings and replacement with new farm machinery storage building together with a farm workshop on a similar foot print

At Fairmead Farm Binstead lane Binstead BN18 0LH

1. Background

1.1 Situated in the South Downs National Park the Osborne family business operating from the garage at Blackmill Cottage Blackmill Lane Norton Chichester is an Agricultural contracting concern, together with a department specialising in drilling irrigation boreholes for both Agricultural and Horticultural Clients. Operating from the garage Blackmill Cottage creates storage problems as equipment used to carry out the works is large, specialist and expensive more often than not necessitating much of it to be stored off site in unsecured locations. **See appendix 1&2**

1.2 In order to have more secure storage together with an operating base away from both the domestic setting and the beauty of the South Downs National Park in October 2014 Mr Osborne purchased the rundown and dilapidated 2.3 acre Fairmead Farm Binstead, variously a Pig and Poultry unit and latterly used for the renovation and storage of Vintage buses. The site comprises of a number of buildings in various conditions, scrap bus parts, old tyres and general rubbish. Sadly shortly after completion of the purchase Mr Osborne was diagnosed with a terminal illness and past away.

2. Justification

2.1 It was the intention and hope of Mr Osborne to obtain planning consent based on the past Agricultural/Commercial use of the site to replace the existing dilapidated buildings with new to be used for storage of Agricultural machinery together with workshop and small office, with pasture used for production of hay and the rearing of sheep.

2.2 The proposed buildings would provide the family with a secure base to continue the viability, success, and sustainability of this important Rural Business. The opportunity to have a firm base would enable the business to increase in size with the prospect of further employment. The proposed buildings are designed to be sympathetic with rural nature of the area and at least 95% of it can be recycled at the end of its design life. The whole scheme is designed to enhance and improve Fairmead Farm which is in a very derelict state. **See appendix 1 and note 2**

Cont/d

3. Conclusions

3.1 The application clearly illustrates the agricultural case for the "need" together with that of insuring the secure and viable future of this important Rural business, and the same time improving the area.

3.2 The whole fitting in with Arun District Councils planning policy, together with the NPPF

3.3 The replacement buildings will return this derelict and unsightly site to its original agricultural use at considerable cost to the applicant. **See appendix 1**

The New National Planning Policy Framework (NPPF)

I have considered the proposal in relation to the National Planning Policy Framework (NPPF) as published and now replacing PPS7 from 27th March 2012

At Section Three Supporting a prosperous Rural Economy paragraph 28 of this document, states inter alia:

"Planning Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development"

I consider that the proposal satisfies the criteria in the new NPPF

Notes

1 At present Mrs Osborne is negotiations with an adjoining land owner with view to rent an additional 4-5 acres pasture land which will enable her to keep more sheep

2 See planning history in appendix 3 regarding agricultural usage requirements.

Jon Carver

Rural Associates

Appendix 1 Photographs

1-4 Views of some of the machinery currently stored at Blackmill Lane Norton

5-8 Existing dilapidated Agricultural buildings to be replaced

9-12 Various items of scrap iron; old motor vehicle bodies, brick rubble, and general rubbish on site

13-15 General views of of the pasture

Arial view of Fairmead Farm Binstead



20 m

Proposed site

Appendix 1 Photograph 1



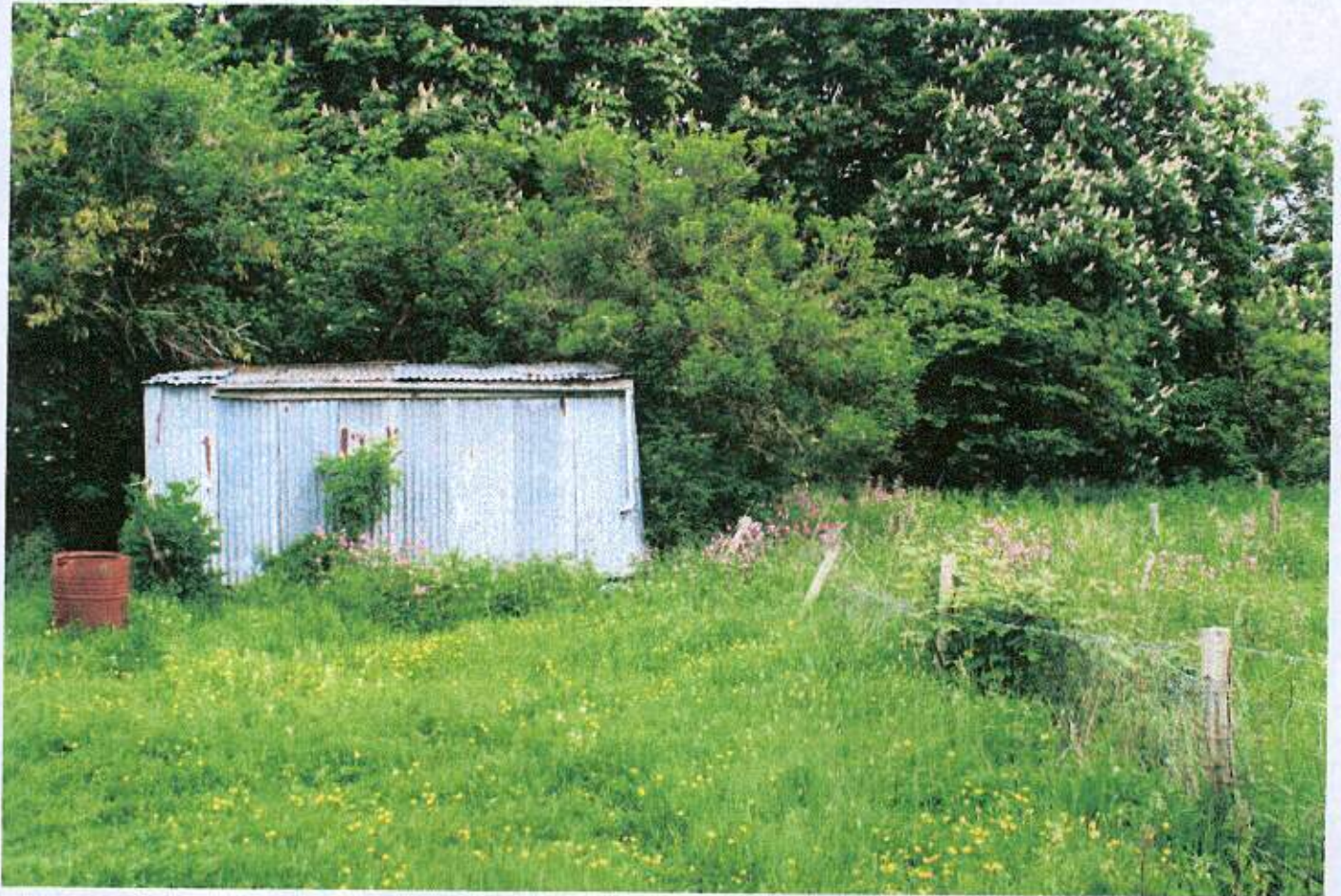
Some of the equipment currently stored at Blackmill Cottage

Appendix 1 Photograph 2



Some of the equipment currently stored at Blackmill Cottage

Appendix 1 Photograph 5



Fairmead Farm site at present

Appendix 1 Photograph 6



Fairmead Farm site at present

Appendix 1 Photograph 7



Fairmead Farm site at present

Appendix 1 Photograph 8



Fairmead Farm site at present

Appendix 1 Photograph 9



Fairmead Farm site at present

Appendix 1 Photograph 10



Fairmead Farm site at present

Appendix 1 Photograph 11



Fairmead Farm site at present

Appendix 1 Photograph 12



Fairmead Farm site at present

Appendix 1 Photograph 13



Existing pastureland at Fairmead Farm

Appendix 1 Photograph 14



Existing pastureland at Fairmead Farm

Appendix 1 Photograph 15



Existing pastureland at Fairmead Farm

Appendix 2
Spread sheet showing details of equipment to be stored

Deborah Osborne Fairmead Farm Binstead Lane Binstead new farm building for machinery and hay storage				
List and dimensions of typical machinery to be stored				
Type of machine	Dimensions (typical)		Footprint+ accessibility required in sq m	
Tractor 85hp	2.75m L X 2.1 W X 3 H		ROPS= roll over protection system	11.5
Tractor 175hp	2.25m W x W			12.18
Trailer	2.2m W x 3.5L			14.4
Teliporter	2.3m W x 6 L			23.1
Drilling rig	2.4m W x 5.5 L			22.75
Flat roller	2.5m W x 1.5m L			8.75
Paddock topper	2.5m W x 1.75m L			9.63
Fertilizer spreader	2m W x 1.5m L			7.5
Area for fertilizer bags	3m x 3m			9
Misc storage	materials, and hand tools			6.5
Quad bike	2m x 2.5m			6
Area required for hay and straw bales (conventional)				15
Minimum Total area required				146.31
216				

Appendix 3
Planning history and general information

June 1954.

FOR SALE WITH POSSESSION:

View by Appointment.

PIG and POULTRY FARM. 9 ACRES. OVER 200 PIGS NOW KEPT BUT ACCOMMODATION FOR A CONSIDERABLY LARGER NUMBER.

F A I R M E A D F A R M, BINSTED, NR. ARUNDEL. SX.

About 1½ miles from the Arundel-Chichester Road, 4 miles from Arundel and about 1 mile from Binsted Church.

BUNGALOW, brick built and tiled, containing:

TWO SITTING ROOMS, about 15' by 12' and 15' by 13', with brick fireplaces.
THREE BEDROOMS, about 16' by 13', 12' by 6'6", and 12' by 10'.
BATHROOM with bath (h & c), wash-basin (h & c) and W.C.
KITCHEN with sink (h & c), points for electric cooker and serving hatch to Dining Room. Hot Water Supply from Back Boiler, also Immersion Heater.

TWO 3-ROOMED BUNGALOWS, one of which has not recently been occupied.

THE BUILDINGS include:-

TWO SUBSTANTIALLY BUILT PIGGERIES, 100' by 24', stone built with corrugated asbestos roofs, one with 20 divisions and one with 14 divisions, feeding bays etc.
A STONE-BUILT BUILDING, 100' by 24' with nearly new roof.
TWO FURTHER STONE-BUILT BUILDINGS, 100' by 24'.
FOOD STORES and OTHER BUILDINGS for pigs or poultry.
Large timber-built BUILDING for Implements, Cars, etc. with cement floor.

Arable Field of about 7 acres, the whole comprising an area of ABOUT NINE ACRES.

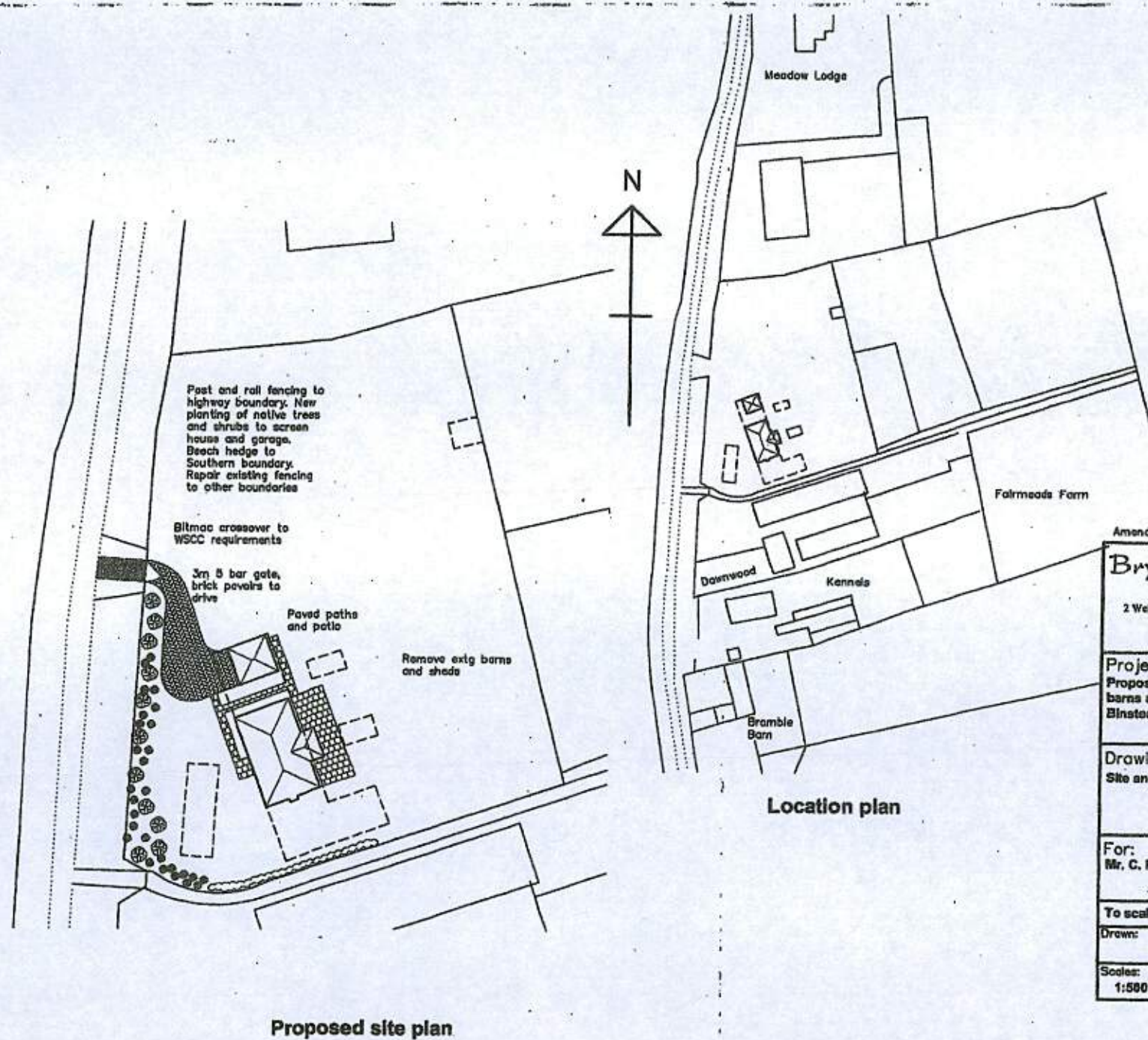
MAIN ELECTRICITY & WATER.

PRICE £5500. FREEHOLD.

(offers considered).

The Live and Dead Stock may be taken over if desired.

Mr. Kalli



ARUN DISTRICT COUNCIL

No WA 88 07

Revised

Schedule of existing buildings:

shed	14.7m ²
shed	12.6m ²
shed	13.3m ²
ext l barn	53.8m ²
large barn	284.9m ²

totl built area 379.3m²Site area 3575m²Proposed new house
floor area 197m²

Amendments: -

Bryceson Shaw Associates
Surveyors and Designers2 Wellesley Court, Fish Road, Littlehampton, West Sussex BN17 5JY
Tel: 01903 734014x, 01903 717800 Mobile: 07889 651301
E-mail: brycesonshaw@btopenworld.com**Project:**Proposed new house and garage; demolition of existing
barns and sheds:
Binstead Lane, Binstead, Arundel BN16 0LQ**Drawing:**

Site and location plan

For:

Mr. C. Pearce

To scale when plotted on A3

Drawn:

PKS

Date:

July 2007

Scale:

1:500 1:1250

No:

885/01/02

WALBERTON NEIGHBOURHOOD POLICY

YE9 Rural Buildings

The re-use, conversion and adaptation of rural redundant buildings for small business, recreation or tourism purposes will be supported in principle subject to the following:-

Building structurally sound and capable of conversion without substantial reconstruction.

Use proposed is appropriate to a rural location

The conversion/adaptation works respect the local character of the surrounding area and in buildings

The use proposed will not have an adverse impact on environment, historic architecture etc.

The local road system is capable of accommodating the traffic generated by the proposed use and adequate parking can be accommodated in the site.

Policy CL2 Commercial uses

Change of use to B1 uses including light industry and new development for such use will be supported where the impact on surrounding residential and community amenity is not harmful and other policy considerations are complied with.

FAIRMEADS FARM – PLANNING SITE HISTORY

WA/62/99 2 year temporary permission to renovate vintage coach (one coach at a time)

WA/66/02 New field gate crossing to comply with Section 91 Town and Country Planning Act 1990

WA/88/07 Land South of Meadow Lodge

Demolition of barns and sheds and erection of one house

Refused because unrelated to the needs of agriculture, forestry, recreation, minerals.

Contrary to LOC2 GEN2 GEN3

Unacceptable – no overriding need to be in the countryside against LOC2 GEN2 GEN3

Alien intrusion in conflict with LOC2 GEN2, GEN3 and GEN 7

Walberton Parish Council comment – does not convert existing structure nor related to countryside need, not sustainable with regard to transport.

West Sussex Local Plan LOC1 LOC2 DEV1

ADC GEN1 GEN2 GEN3 GEN7