

Sent: 30 September 2016 15:01

To: David Easton

Subject: Planning Application reference WA/63/16/PL - Fairmeads Farm, Binsted, Arundel

Dear Mr Easton,

We have become aware of the above application and wish to object to it most strongly.

Firstly, we live a little way to the north of the site in question and pass it very regularly, and at no time have we ever seen any notice at the site regarding this proposal. Can you confirm when one was posted please? Can you also let us know what are the official requirements for the posting and display of the normal notice, whose responsibility it is to maintain this notice, and what effect the absence of such a notice has on the time given for obtaining responses.

As stated, we live a little way to the north of the site in question, and have done so since 1989. When we first moved to our current property it was possible to obtain vehicular access from the north via the unmade section of Binsted Lane East, but for many years now the deterioration in the quality of the unmade section of Binsted Lane East has meant that our only possible vehicular access is now from the south, passing the site in question. So this is not only our only access, but also the only access to the other houses to the north of the site for services and visitors, all of which would be significantly and unacceptably affected by this plan.

The whole of Binsted Lane (the only road through the village) is very narrow and twisting. Whilst occasional farm traffic operating in the fields off Binsted Lane is of course acceptable, it is also very infrequent. However the likely significant increase in heavy traffic from this proposal is an entirely different matter, and will have a major impact on the use of the road by residents and village business owners. Passing places along the lane are relatively few, and often create difficulty when 2 cars are involved, so any increase in larger vehicles in the lane will create significant and unacceptable extra difficulty for residents and existing businesses. The type of heavy specialist vehicles that will result from this proposal will be excessively large, and also are very likely to have significant difficulty should they be required to reverse to allow other vehicles to pass. Also, the nature of the business is such that vehicle movements are likely to be occurring several times each day in different directions, and at all hours of the day and indeed night (no restrictions to operational hours are stated.) And of course if the business were to be successful then that can only lead to a further increase not only in the number of vehicles and associated vehicle movements, but also quite likely a further increase in the size of the required vehicles. The nature of agricultural contracting is that these vehicles will be working at a variety of sites at many various distances from the village, hence the likelihood of vehicle movements occurring over a very large part of each day - and not just during weekday working hours but at whatever time fits the requirements of such a business.

The application refers to 2 full time and 2 part time staff being required for the business. This is a clear indication that a substantial number of vehicle movements will be occurring.

The lane is not only used by local residents and businesses, but also has a significant amount of recreational use owing to its quiet rural nature. Much of the lane lies within the South Downs National Park, which clearly reflects this usage. All the extra vehicle movements, noise and disruption required in association with this application will significantly affect all those walkers, cyclists, horse riders and others who seek to use it for recreational purposes.

There is a village pub which attracts a significant amount of visitors, and parking at the pub is likely to materially impede any vehicle movements of the type required.

It is also concerning to see that very little detail appears to have been considered from the environmental perspective. The whole area is currently of considerable interest ecologically, as can be seen from the activities of the following organisation:-

<http://www.maves.org.uk/>

Can we therefore ask that you acknowledge this objection, and also reply to the questions raised in the second paragraph above.

We look forward to hearing from you.

Yours sincerely.

Mr A J and Mrs S M Elphick
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