

Emma Tristram, Stable Cottage, Binsted

BN18 0LL

To: Planning Officer, Arun District Council

2 October 2016

Objection to Planning Application WA/63/16/PL

I object to this planning application on the following grounds.

1. Traffic safety.

The single track, winding Binsted Lane already has to cope with three sources of very large vehicles – Church Farm’s agricultural activities, the plant propagation unit of Binsted Nursery, and the haulage business run from Marsh Farm.

The three close-together bends at the cottages just past Church Farm often cause a situation where cars meeting one of these large vehicles suddenly round a bend have to reverse round a bend, with another bend behind them round which anything may be approaching, often at a too-fast speed.

Adding more heavy traffic to this already overburdened small lane would be unacceptable, especially as the applicants want to expand the business, leading to an unknown larger number of heavy traffic movements per day over the 6-8 movements mentioned.

2. The applicants are not part of the village or local economy.

The businesses mentioned above are run by known local residents who contribute to the community in other ways, hence these hazards are accepted. Bringing in a new business at Fairmeads Farm which is not run by local people and is not adding to the local economy, and causes the above mentioned additional traffic hazards, would not be acceptable. Far from contributing to the community, the Planning Application shows that the applicants do not understand the beauty of Binsted and its situation partly within the National Park.

3. Misunderstanding about Binsted and the National Park

In the application Mrs Osborne says that they want to develop their business ‘away from the beauty of the South Downs National Park’, which shows that the applicants regard Binsted as not in the National Park, and suitable for a business which is too damaging for the National Park, because of the heavy traffic and the two new buildings. This is a misunderstanding of the true situation.

Arun District Council should recognize that:

- a) Parts of Binsted are in the National Park, including all of Binsted Woods, which radiate into the countryside, and 9 fields. About half the historic Binsted Parish is included within the National Park. The 450m of road from the A27 to Hedgers Hill is within the National Park. Hedgers Hill itself forms the boundary of the National Park. At the application site, the National Park boundary is 200m away. Whichever approach was used, the heavy vehicles would affect the National Park and people's enjoyment of it.
- b) The two new buildings would affect the 'setting' of the National Park. The Autumn 2015 South Downs National Park Draft Local Plan seeks to ensure that 'development outside the National Park does not have a detrimental impact on the National Park's setting' (Chapter 5).
- c) Initially the whole of Binsted, described as the area 'between Walberton and the River Arun', was judged by the Countryside Agency to meet the recreation and natural beauty criteria for the National Park.¹ The subsequent boundary was more tightly drawn for reasons not connected with the beauty of Binsted's countryside, such as the boundary decision at Arundel.²
- d) Binsted is a community divided by the National Park boundary. 10 of its 38 houses are in the National Park. This goes against the rules for the creating of National Park boundaries. Countryside Agency paper AP01/04, Annex 2, 2g, states: 'Towns or villages should not normally be cut in two by a National Park boundary.'

Because of c and d above, the National Park boundary at Binsted is therefore anomalous. Binsted as a whole should be treated as part of the National Park. Planning decisions should take this into account and if in doubt apply the planning policies of the National Park. The whole of Binsted amply fulfils the National Park's seven 'Special Qualities'.

4. The setting of Binsted Park

The South Downs Integrated Landscape Character Assessment (SDILCA, 2011) specifically mentions Binsted Park, the mediaeval-style parkland of Binsted House, as worthy of preservation along with other Parks higher on the Downs. 'Specific features sensitive to change in this area are...the historic parkland landscapes at Arundel, Goodwood...and Binsted Park' (SDILCA, B1.4).

The 'settings' of these Parks are also to be conserved. SDILCA, Landscape Type B, B25, Landscape Management Considerations, include: 'Conserve historic designed landscapes

¹ Countryside Agency paper AP01/04, 2004: 'only two areas [on the coastal plain] meet natural beauty criteria: between West Ashling and Chichester, and Walberton to the Arun Valley', and 'superiority of recreational experiences is...limited to the area west of Chichester and the area between Walberton and the river Arun.'

² The decision that the Arun valley and Arundel town itself should not be within the National Park influenced the Inspector's decision not to include more land at Binsted (Inspector's Report, South Downs National Park, 31 March 2006, para 7.861).

and their settings.’ The southern loop of Binsted Lane, where the application site Fairmeads Farm is situated, is the approach to the southern part of Binsted Park. Binsted Lane becomes a track, which dips into the National Park woodland and emerges into Binsted Park. Not just the track, but the approach via Binsted Lane form part of Binsted Park’s ‘setting’. The proposed new buildings, heavy traffic movements and expansion plans are not appropriate to this setting. See excerpt from OS map showing Binsted Park, the NP boundary, and Fairmeads Farm below.

5. The SDILCA's landscape classification of this part of the National Park is true of the whole of Binsted

Under this heading are several Landscape Management Considerations which include: 'Avoid 'improvements' that would alter the rural character of the unmarked lanes'. The two new buildings, and additional heavy traffic movements with an unknown number to come because of planned expansion, would permanently alter the character of the 'unmarked lane' in Binsted.

The Technical Summary of the SDILCA points out that ‘The South Downs is a relatively narrow protected landscape...Only a very narrow area of high quality landscape remains,

just a perception of remoteness and tranquillity, but this perception is an important element to conserve.'

The whole of Binsted is perceived and valued as a remote and tranquil place. I request that Arun District Council turn down this planning application which would seriously affect these qualities.

Emma Tristram