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12/10/16

Arun DC
Planning
Ref:- WA/63/16/PL Fairmeads Farm Binsted.

Dear Sirs

Please accept and consider my comments upon the above application as follows:-

1. There are a number of very misleading aspects to this application namely
 - a) the site address is given as Fairmeads Farm. It is not a farm at all. It is a parcel of amenity land of 2.3 acres only.
 - b) The application refers to the erection of "farm buildings" which they cannot be as there is no farm.
 - c) The applicant claims to be currently operating a business out of a cottage and garage. This is not true. Blackmill "cottage" is a substantial house with various outbuildings.

The applicants proposed use of the site to store/repair/hire machinery is not an agricultural use at all. It is purely industrial despite the fact some of the machines may be used in agriculture elsewhere. Binsted is a mix of residential/agricultural and this proposed industrial activity is wholly inappropriate. I note and agree with the planning officers pre-application advice which refers to the proposal needing "agricultural justification".

2. The visual impact of the proposed buildings will be severe. They are both large in particular Bldg 2. At a height of 7 metres and a length of 18 metres this will be seriously unsightly. These are not going to be elegant structures. They will be ugly industrial blocks. Quite how the applicants agent can say "the whole scheme is designed to enhance and improve..." is hard to grasp.
3. Traffic movements of large vehicles will be a significant problem. Binsted Lane is single track only with negligible passing places even for cars. The Applicants statement that the proposal will generate work for 2 full time staff and 2 part time staff suggests that there will be a considerable amount of industrial activity and related heavy vehicles in a rural lane which is not designed for them.
4. An independent biodiversity report should be prepared. The checklist forming part of the application appears to have been completed by the applicant and is therefore of no value at all.

5. We are told there will be security lighting. It will be low energy as is all lighting nowadays. We are not told how many lumens there will be (brightness) nor which hours they will be deployed. This is a significant factor for wildlife and residents.

It seems to me that this is clearly an attempt to dress up an industrial activity as “agricultural”. The applicants statement that she is trying to rent neighbouring land for sheep grazing appears to be an open admission that there is no farm or agricultural use.

Yours sincerely

Richard Spencer.