

Mr & Mrs William Pethers
Mano House
Binsted Lane
Arundel
BN18 0LQ

Your Ref: OWPC10949
Our Ref: WA/63/16/PL 26-08-2016
Please ask for:
Mr D Easton

20th October 2016

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of 3 No. existing agricultural buildings & erection of new agricultural building
& farm workshop/office.

Fairmead Farm Binsted Lane Arundel

Thank you for your internet representation made on 19th October 2016 which has been
recorded as '**an objection**' with the comments as follows:

*Mr & Mrs W Pethers
Manor House
Binsted Lane
Arundel
BN18 0LQ
Arun District Council,
Planning Department.*

Planning Application: WA/63/16/PL. Fairmead Farm, Binsted Lane.

Dear Sirs,

We both strongly object to this proposed new development in Binsted. In particular the use of this site as a base for an agricultural contracting hire company. This venture by Mrs Osborne, is quite out of character for our small rural community, of which a large area is contained within the beauty of the South Downs National Park. We note that the applicant uses similar wording to express her reasons for resitting her machinery contracting business into our village, N.B. The proposed new site is less than 200 metres from the National Park boundary. Common sense should prevail and the transporting of large earth moving and drilling rig equipment, on a regular basis (up 6-8 movements per working day), on this narrow country lane must be rejected. The outcome of such a venture can only lead to more road damage with added noise, air pollution and vibration damage to buildings. All would add disruption and stress for the residents, and those seeking peace and enjoyment in the National Park.

From this flawed planning application there are several discrepancies, some already brought to your notice, others which may need further investigation by your case officer.

These are as follows:-

Biodiversity

We would question why a valid Biodiversity Checklist has not been submitted with the documentation. From the checklist submitted, a survey of wild life has not been made. The owner/agent's opinion that there is no protected wildlife on the site, is not proven and therefore the document submitted by them must be invalid.

Since the application was made, there has been a lot of clearing works on the site. Prior to

that, the old Turkey shed, destined for 'replacement', would appear to have its corrugated asbestos roof, complete with metal trusses, removed. This is verified from recent Google satellite photographs, showing a foliage covered roof line. By this action, we deduce that evidence of Barn Owls, Bats or other protected species in this derelict building has been eliminated.

Visual Impact.

The interpretation of "replacements of existing dilapidated buildings" given by the applicant is incredulous. We would question how a single story low roofed turkey/chicken shed can be 'replaced' with a structure over 8 metres high. The impact of this proposed structure would be very intrusive and clearly visible on the skyline from the National Park and beyond. It would be visible from both Tortington and Ford. Its presence would also block the eastern view from the public footpath on Parish Piece across the open field toward Tortington and the Arun Valley. A structure of this type and dimension is not in keeping with other buildings in the village.

Access

The problems with Binsted lane and its sharp bends, etc. are well documented. What is most important is the lane can easily become blocked; there being only one practical entry and exit route. There are some vulnerable residents at the eastern end of the lane. Two of these residents have had reason to have an ambulance called in an emergency, during working hours, on more than one occasion. At least one of these calls was due to a life threatening situation. Any obstruction caused by large slow moving vehicles hindering the emergency service could have serious consequences.

Yours faithfully,

Mr & Mrs W Pethers

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration