

Mike Tristram
Stable Cottage
Binsted
Arundel
West Sussex
BN18 0LL

Your Ref: OWPC16951
Our Ref: WA/84/17/PL 01-12-2017
Please ask for:
Ross Leal

22nd January 2018

Dear Sir/Madam

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

Demolition of existing structure & paddock & erection of farm building for the secure storage of farm machinery, fertilizer, hay & straw (resubmission following WA/63/16/PL).

Fairmeads Farm Binsted Lane Arundel

Thank you for your internet representation made on 19th January 2018 which has been recorded as '**an objection**' with the comments as follows:

1. I have seen the objection from Mr Spencer and agree that there needs to be a clear and enforceable commitment to demolish ALL the existing derelict and unsightly structures in exchange for permission to erect a new one; it is unacceptable that the applicants appear to be holding some of the derelict structures in reserve for future applications.

2. I have seen the objection from Ms Plumstead and consider the proportionality points to be important. Unless a supportable case is made for a house on the site; a building should only be permitted here to service the agricultural needs of the holding. The figures given suggest that the building proposed is potentially perhaps twice as large as is needed. Together with the fire considerations mentioned close to vulnerable properties, this suggests the application should be rejected and a subsequent barn application, to be acceptable, would need to be half the size and central to the site. (This assumes a bona fide intent to farm the holding, even though the prices paid for the holding might suggest a different original intent.)

3. I also wish to object on grounds of the ecological and environmental concerns cited by Ms Plumstead, in her objection email of 18 January.

4. I would add that if the agricultural activity is not considered viable on this scale without the external contracting business that has raised traffic concerns in the community; I would recommend this site for a single family dwelling, or for two affordable homes for local people or workers in agriculture or horticulture. In a small community like Binsted, with a mixed population living longer, it is helpful to have small scale incremental growth of housing opportunity within the village.

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

Neil Crowther
Group Head of Planning