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From: Julia Plumstead [REDACTED]
Sent: 18 January 2018 21:34
To: Ross Leal
Subject: WA/84/17/PL Fairmeads Farm, Binsted Lane, Arundel BN18 0LQ Planning Application

Dear Mr Leal

WA/84/17/PL 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)

I would like to strongly object to the above planning application to erect a building to store farm machinery, fertilizer, hay and straw at Fairmeads Farm, Binsted Lane, Arundel BN18 0LQ for the following reasons:

1. Grazing, Hay and Straw Production and Storage

The applicant states that they intend to graze 85 ewes on 6.5 acres rotating with hay production (the applicant's contractor grazed a large flock sheep for only about a month last summer). The general rule is to graze 4 to 5 sheep per acre, even with small breeds of sheep. Therefore the maximum number of sheep that should be grazed on the proposed site would be 40. To graze any more sheep on the site, even with heavy use of fertiliser, will be massive over stocking which will result in a welfare issue for the sheep and no grass for the intended hay production.

The applicant states that the land is capable of yielding 75-100 small bales of hay, if the land is fertilised. However, this could only be achieved if there is no stock being grazed on the land eg 40 ewes (let alone 85) in rotation with grass cutting.

As the stated use of the land is for sheep grazing and cutting hay, the applicant clearly intends to bring the straw in to the site. This therefore means there will be lorry movements into and out of the site which are not mentioned in the application. Lorries will also be required to bring in the fertiliser for which again, there is no mention.

2. Storage of flammable materials. Hay, straw and fertiliser are all flammable (fertilizer is combustible when mixed with oxygen). The applicant intends to store these materials in the same building. Under the Hazardous Substances section of the application form, the applicant has denied that there will be flammable substances kept on the site. The site is located in the more densely populated part of Binsted Village, with a Grade II Listed building to the north, and a timber bungalow to the south. It is therefore highly dangerous to have these materials stored in the middle of a residential area particularly with adjoining vulnerable buildings.
3. Farm machine storage. The applicant's stated business is agricultural **contracting** work. Although the applicant states that the purpose of the building is for storage, the definition of agricultural contractual work is to provide a service to farmers which includes hire of farm machinery (eg hay production and pasture maintenance). His application does not state the number of vehicular movements in to and out of the subject property, in association with his contractual business.

Binsted Lane is a narrow, twisting lane with restricted visibility and limited passing places. It is wholly unsuited to the additional heavy traffic resulting from the applicant's proposed contractual business. The Lane is also heavily used for recreational purposes eg families, cyclists, walkers, horse riders – this additional heavy vehicle traffic will be hazardous for recreational use.

4. Pollution. The applicant does not state whether he intends to carry out any maintenance or servicing to the machinery stored on site including washing down machinery after use. The application has no provision for preventing the polluted run-off from contaminating the local water courses. Neither does the applicant state whether fuel will be stored on site.
5. Ecology:
 - a) **Pollution.** The stream on the eastern boundary is chalk based and therefore the nitrates from the fertilizer will destroy a rare and irreplaceable habitat. Likewise any contaminated run-off from the buildings and/or machinery maintenance will pollute the local water courses.
 - b) **Barn Owls.** Although the survey under planning application WA/63/16/PL showed there were no barn owls nesting on site, there is a barn owl nest box in the north gable of Bramble Barn, a short distance away from the applicant's land. The box is successfully used by nesting barn owls who are seen foraging over the subject site.
 - c) **Breeding birds.** This section has not been completed in the biodiversity checklist. Ecological surveys by MAVES, have proven the presence of declining farmland birds eg yellowhammers, linnets. Other species eg reed warblers have been seen in reed beds on adjoining land.
 - d) **Reptiles.** Under planning application WA/63/16/PL, an Outline Reptile Mitigation Strategy was produced by AEWC which included a request that a survey should be conducted at the correct time of year. Although the applicant has said this has **not** been carried out, he has failed to complete the box that states the site is a suitable habitat. The applicant has not included appropriate mitigation measures for reptiles in the scheme as recommended in the aforementioned Strategy Report and also in the Ecological Report by the CDC Environment Officer dated 15 March 2017.
 - e) **Bats.** Although the ecological survey carried out under planning application WA/63/16/PL showed there were no bats roosting on site, there is a very high population of bats (including 2 red listed Appendix II species and 1 rare data deficient species) recorded in the area including the trees belonging to the adjoining property to the north. The lighting required for security purposes will have a detrimental impact on these species and there is concern that the trees on the northern boundary could be damaged by the building works.

For the above reasons, I strongly object to the application and would urge that it is rejected by the Planning Department.

Regards
J Plumstead

Binsted Lane
Arundel
BN18 0LQ