

Gillian Fowler
7 Hadley Close
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6PG

Your Ref: OWPC1658
Our Ref: Y/100/13/PD 29-11-2013
Please ask for:
Mr S Davis

23rd December 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 1995 (As Amended)
Schedule 2, Part 3

Prior Notification under Class M (Flexible Uses) for change of use from agricultural to B1 (Business)

Building 1 - Drovers Farm Drovers Lane Yapton

Thank you for your internet representation made on 21st December 2013 which has been recorded as '**an objection**' with the comments as follows:

I am writing to object to the above application on Building 1 of change of use from agricultural to B1 (Business) for the reasons listed below:

- 1. The above building is part of a core range of working buildings fundamentally sited and essential to the productivity of the farm. It has never been redundant.*
- 2. The above building houses the grain bins for immediate storage during harvest and the equipment within for the loading of the grain out, speedily and efficiently. If permission is granted this would almost certainly mean the re-siting of the equipment off the farm premises. This would have a detrimental effect to the smooth running of the farm, not to mention personal disruption to the farmer.*
- 3. There are bats roosting in and around the farmyard and a survey would be needed as bats are legally protected.*
- 4. Drove Lane (a single lane) is part of a network of public footpaths that cross over the farm and are very popular and well used by families, ramblers, dog walkers, runners etc. In places the lane is low lying with high banks and sharp bends giving restricted visibility. Further development of the farm will inevitably generate more traffic and with no restriction on speed and lack of vehicle passing areas, would raise serious issues of safety to the public.*
- 5. During the winter months Drove Lane is subject to severe flooding making it impassable by most vehicles. The area around the farmyard becomes a flowing torrent from water draining from the surrounding fields which in turn causes the ditches to overflow, sending it all into the lane. The lane is not suited to increased volumes of traffic.*

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
Assistant Director Planning & Economic Regeneration