

Peter Davies

From: [REDACTED]
Sent: 05 November 2025 18:54
To: planninginfo
Cc: Alan Davey
Subject: Objection to Planning Application DM/25/2591 - Proposed Agricultural Access to Amberley Farm
Attachments: IMG_7864.jpg

[REDACTED]
Dear Ms Biggs

We are writing to object to the planning application as proposed in DM/25/2591.

We have a number of concerns and also feel that the application is inaccurate in a number of areas.

1. We note that the Application is supported by a Transport Note (TN) by Transport Dynamics. In response to the TN we note that in the WSCC consultation notes it states: - 'the applicant is requested to provide details of the proposed type of vehicles that will be utilising the proposed access, and if necessary, to provide swept path tracking to demonstrate that larger vehicles (e.g., tractors with trailers) could utilise the access without causing damage to land considered publicly maintained highway.' - Is this information to be provided to the residents adjacent to the development?
2. Again, within the WSCC consultation it remarks '..the TN indicates that the proposed access will be gated, with the gate setback from the edge of the carriageway – the WSCC Consultation notes state: - 'details are requested in regards to the proposed gate setback'. Has this been provided and detailed on a plan?
3. The proposal seeks 'to provide a modern and fit for purpose agricultural access, with hardstanding...'. - We note that there are no details of hard standing presented in the application. Is there some control/limit on the extent of hard standing being requested/approved?
4. The site already benefits from an existing entrance from Bishopstone Lane accessed by all owners of the land formerly Amberley Farm. This access provides an off lane temporary stop, albeit for a short period of time, before accessing the site without blocking the lane. Entry into the site is currently by way of a 12 foot gate set within a 13m post and rail fence with newly planted hedgerow. There is the opportunity to increase the existing entrance in situ by some considerable margin without further disruption to the Lane and the countryside.
5. Bishopstone Lane is not a two-way public highway with wide grass verges as stated in the Traffic and Transport report. It is a single-track two -way lane with very few passing places; most of the lane has narrow verges dropping into deep drainage ditches on either side. Photo attached of Bishopstone Lane at the proposed new site entrance.
6. The planning application states that there are no established trees and hedges on the proposed development. This is incorrect: there is a mature hedgerow of which at least 6m width would be removed by completion of the development.
7. The site is quoted as being of 0.76 hectares. The current access is consistent with access to other much larger agricultural sites already established along Bishopstone Lane. One might query the size of agricultural machinery that is anticipated to be required for a site of this size.
8. The Location Plan within the application (dated 13 October 2025) is incorrect and shows a significant part of our property wrongly appropriated.

Our objection in no way is an attempt to block effective and bona fide agricultural use of the area as designated but feel the application is inaccurate and unwarranted. We fail to understand the need for another entrance just 20metres from the existing one when this would involve breaking the natural and ecological network/corridor of hedgerow. These networks of habitats and linkages allow wildlife to move between different areas. Features like

hedgerows, tree-lines streets, rivers and buffer zones are crucial for maintaining genetic flow and providing resilience against climate change. We are reassured that the application states that the applicant will not be carrying out industrial or commercial activity or processes.

Regards

Alan Davey and Jackie Thomas
Old Spot Barn