

Sarah Valentine

From: [REDACTED]
Sent: 30 March 2025 07:56
To: planninginfo; Hamish Evans
Cc: [REDACTED]
Subject: RE: Objection to Planning Application – Land North East of Amberley Farm, Bishopstone Lane, Ansty, RH17 5AR

Ref: DM/25/0702

For: Variation of condition 3 of planning application DM/24/2120 - to allow for design changes.

Dear Sir/Madam,

Following on from emails around the proposed development to put footings into the above field I would like to emphasise that the updated application form still suggests that a building has already been constructed which is not true. No building has been built so the following conditions statement on Page 4 of the amended application form dated 21st March 2025 is misleading - 'The building is not anchored to the ground and is proving to be vulnerable to high winds. It is therefore proposed to install concrete spurs, embedded in small concrete pad foundations in order to fix the building to the ground'. I have already commented on this both in emails to Hamish Evans (cc'd) and on the appeals website.

I am writing to formally object to the planning application submitted for development involving the installation of building footings on the field located North East of Amberley Farm, Bishopstone Lane, Ansty. This field is designated as agricultural land, and I have serious concerns about the implications of the proposed works.

I object on the following grounds:

- 1. Inappropriate Change of Use from Agricultural Land** - the land in question is designated for agricultural purposes. The installation of building footings strongly suggests an intention to pursue non-agricultural development, which would be incompatible with its current designation. Such a change of use requires full justification and should not be permitted without rigorous scrutiny.
- 2. Harm to the Rural Landscape and Countryside Character** - the proposed works would have a detrimental impact on the open and undeveloped nature of the surrounding countryside. The rural character of Bishopstone Lane and its environs would be undermined by the introduction of development infrastructure, setting an undesirable precedent for further encroachment into greenfield areas.
- 3. Precedent for Future Development** - the placement of footings could be perceived as a preparatory step for more substantial construction, potentially paving the way for future residential or commercial development. This incremental approach to development is concerning and risks undermining the protections afforded to agricultural and rural land.
- 4. Lack of Agricultural Justification** - if the application is being made under the guise of agricultural need, then a robust justification must be provided to demonstrate that the proposed structure is genuinely essential for agricultural operations. Without clear evidence of need, this could be seen as

an attempt to bypass normal planning controls.

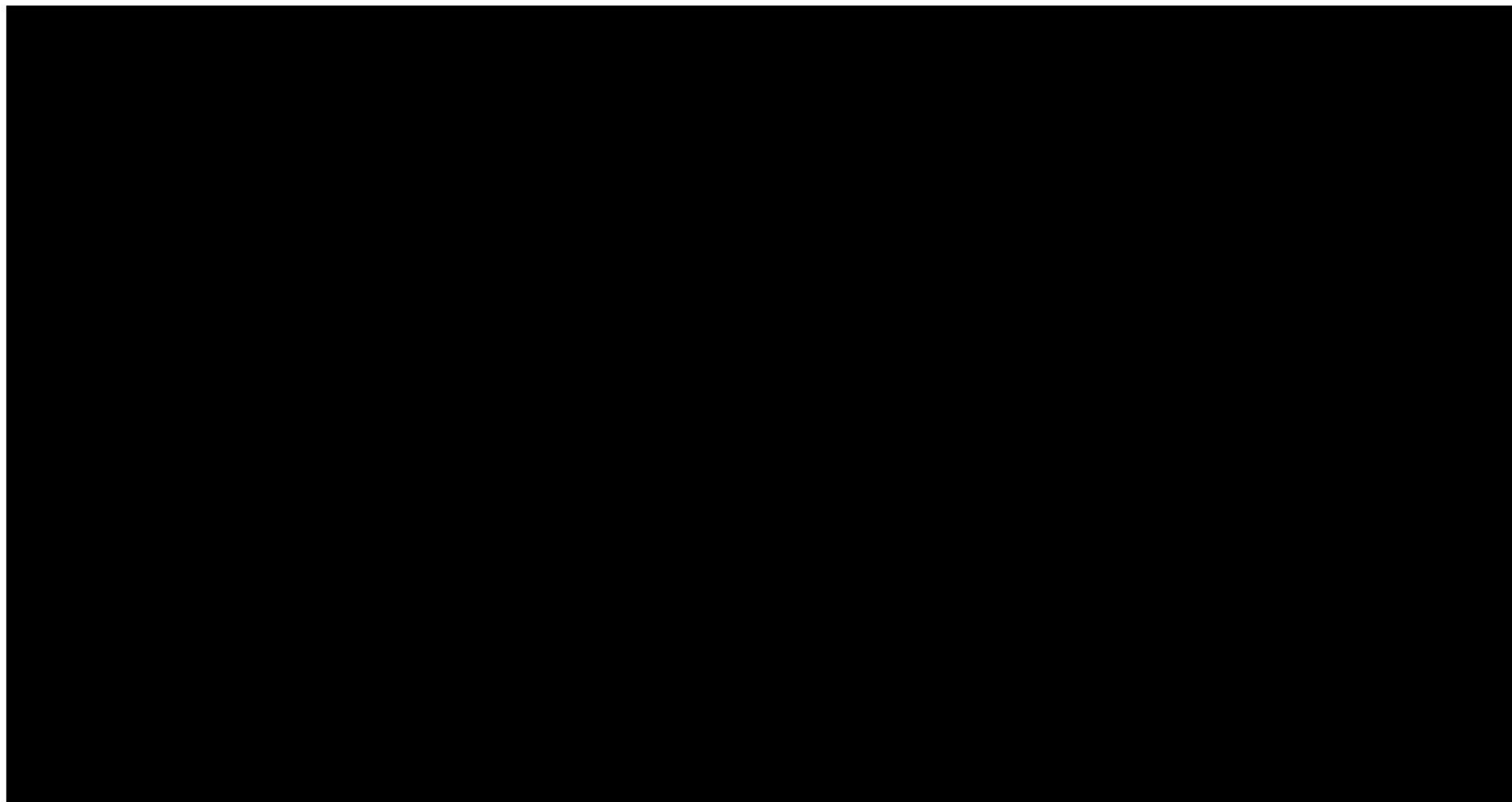
5. Potential Environmental and Ecological Impact - the field and its boundaries may provide habitat for protected and declining species, including great crested newts, bats, dormice, farmland birds (e.g. skylark and yellowhammer), and native reptiles such as slow-worms. The area includes hedgerows and potentially species-rich grassland, which are vital for biodiversity. Any development should be preceded by a full ecological survey. Groundworks could lead to irreversible habitat damage and would be in breach of UK wildlife protection laws if conducted without proper assessment and mitigation..

6. Highways and Access Concerns - Bishopstone Lane is a narrow rural road not suited to increased construction traffic. Furthermore, Bishopstone Lane is already in disrepair with multiple and increasing numbers of potholes along its 2 mile length. Even limited groundwork could result in mud on the highway, obstructions, or potential safety risks to other road users. Any increased use of this access point should be closely evaluated for its impact on local traffic and safety.

7. Conflict with Local and National Planning Policies - the proposal appears inconsistent with policies in the Mid Sussex District Plan and the National Planning Policy Framework (NPPF) which seek to protect the countryside, prevent urban sprawl, and ensure sustainable land use. Permitting this application would set a precedent at odds with those principles.

In conclusion, I urge the Council to refuse this application in order to preserve the character of the local area, uphold planning policy, and protect designated agricultural land from inappropriate development. I trust my comments will be taken into serious consideration during your deliberations.

Yours faithfully,

A large black rectangular box redacting the signature and name of the person who wrote the letter.