

Mr. and Mrs. P Goddard
Oldbury Farm
Marsh Lane
West Sussex
PO18 0JW

Rec'd at
ABC by
e-mail
14/1/19

3 December 2018

Your Ref. ENF/397/16

Mrs. Rosemarie Dannatt Senior Compliance Officer
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
BN17 5LF

Dear Mrs. R Dannatt

**Alleged unauthorised development: Land Aldingbourne Farm
Shop/Nyton Stables PO203NH and Comments on Planning Application
AL/107/18/PL**

It is important to point out firstly the history behind this new Planning Application.

Planning History

It is our understanding that this has arisen as a result of an Enforcement Order that would have been served on present mobile homes and caravans, which were/are not in line with the site plans passed by an enormous margin; AL/119/10 and later made permanent AL/10/14. Also the lack of landscaping implemented on the Western Boundary which is also in breach of planning conditions, and should have been planted before any development took place back in 2011 or in the nearest planting season.

It was explained to us at the beginning of this year, that the owner would like to apply retrospectively for the mobile homes in question to remain in their present but incorrect position. The impact of this breach for us personally means that we view directly the full length of the homes and the **associated lighting**, rather than just an end profile. This variation from the permission granted, presents a considerable and significant difference in visual impact from that originally specified.

It was also explained, a full year after our original complaint was lodged, that a recent inspection had brought to light evidence that an attempt had been made to implement part of this landscaping, which had subsequently failed. However a management-plan over a five-year period did form part of this original condition, so I'm afraid there is little credit to be gained here!

It was agreed that we would await this new application, as it was promised that there would also be a reviewed and more robust landscaping plan on which we could comment and thereby have some input.

We do not challenge the owners aims and ambitions for this site, which he is entitled to pursue but we feel strongly that this should only be, if he respects this Exceptional PP that was granted to him and abides by that PP and conditions which applied. These were put in place to protect the community and the integrity of the surrounding countryside.

From our viewpoint, **he has to date not done so.**

We will therefor concentrate on the issues that directly concern us, The **Breaches, the Boundary Landscaping and the Lighting.**

Past and Present Complaints and Concerns

Had this landscaping condition been fully implemented back in 2011 and had ADC also played their part in insisting on its implementation, than the residents of Marsh lane would not have been fighting for two years for the protection promised by ADC's planners in their conclusion at the time of the original granting of PP, which stated "confidently", that this would "**Not Impact the Community**". It does

Now what we have here is an expanded PA with a 61 page Planning Statement from the owner's representatives, "Cunnane Town Planning". This statement, very cleverly and completely, over whelms the initial need/requirement for this planning application. This document asks to double the size of the development, gives a false impression of the boundary issues, and does not address previous complaints adequately.

The photo's displayed, 8.15/16/17 are perhaps deliberately obscure, for they show very little but a fog of trees and hedges, they completely ignore views from the closest and most southerly property and more importantly are taken at the height of summer. This again ignores the fact that certainly for us, the problem is mainly the 6 months of the year that we have little or no leaf coverage, this is also when all the touring equipment is stored on site. We have always made this fact clear. **No one is listening to us.**

The Planning Statement

The Planning Statement appears to imply that there is only one gap that requires trees planted, and that the new extended planning application will not impact the community. This is not the reality. The reality of what we see is shown in our attached photo's, and this is prior to any doubling of the mobile homes, touring caravans and areas for high-backed lorries and trailers up to 5m in height" and other equipment, which is now applied for.

Though we welcome the promised trees, which would certainly improve things long term, but it does not seriously address the all round visual problem we experience. We also believe that single row planting is not sufficient to obscure this development even long term. We cannot be expected to wait another 10 years to gain the required cover.

It also states that these mobile homes are "low profile", therefore this "impacts the surroundings less" than a single story bricks and mortar home. Well actually bricks and mortar are a lot kinder on the eye and would probably blend in to the natural landscape far better.

Visual Impact

These slabs of white blocks, which we view, may serve well as homes, which we very much respect and we mean no offence to those that occupy them. However, outwardly and in this particular situation, have no architectural value and do not fit into the rural surroundings, as would usually be expected in a rural situation and within a short distance of local homes, some of considerable historical value.

This site has the appearance of a haphazard industrial estate formed by these mobile homes, big marquees and 5mtr high lorry trailers and other equipment.

Considering that the impact of these "white blocks" is going to increase considerably in the near future further supports the serious need for a bund, as well as landscaping. This has been discussed with ADC, and we believe is what is required in order to protect us.

In the attached photos taken from our own boundary fence some 140m not 340m away as suggested, the mobile homes that are in breach of planning can be seen. In front of them the 6ft panel fence (which I outline in red) can also be seen, this is set very low in particular at this southern end. At the same time these low profile homes are jacked up to their full extent. In places we view the full height of the homes in question down to the bottom of their doors & patio doors. So the 6ft panel fencing referred to in this "planning statement", offers virtually no screening for us here.

This breach is clearly to gain a view, but is at our expense.

Considerations

We are realistic and know this will not completely solve the problem, but it would cut down and soften the outlook greatly during the period of winter that for us is the critical time.

ADC has very successfully achieved complete cover from the east, even requesting that the bund was increased in size, so we do not believe that similar results can not be achieved for this western boundary, it should not be too challenging! Or has this more to do with the fact that this boundary is

also the boundary between ADC and CDC, so it is of no interest for ADC to pursue this? If this were to be the case, then it would be unforgivable.

The boundary bund, which runs along Nyton Road is not directly overlooked, not even by a public footpath. We cannot see why, if ADC has insisted on implementing this eastern bund, why they cannot be just as insistent in this case, when there are genuine complaints of intrusion. Looking at the plans there is room for this.

We have also asked for a **10ft panel** fence to replace the inadequate 6ft panel fence, and at a higher level along this boundary area, to give us protection in the absence of any mature landscaping at present.

Conclusions

We do not ask much, only that ADC honors their assurance that we will not be impacted by this development; and insists that the owner abides by the plans on which PP was based, or rectifies this situation very robustly and to our satisfaction. Had this been done in 2011, almost 8 years ago, we might now be fairly well protected from this development by established landscaping. However it was not, and something much more substantial is now required.

Bearing in mind the owner's future plans for this site, would it not be in his interest to address this issue and make a substantial gesture by implementing the requested landscaped bund? Mr Cole readily complied with the eastern boundary and in fact did we believe, suggest to Mr S. Davies that he was also happy to continue the bund down to the Southern Boundary!

This fact was recorded in one of several letters/reports signed by Mr Simon Davies. These letters/reports, part of one of these we quoted in our complaint, were shortly after removed from the public domain. Therefore we are unable to substantiate this fact, however this is quoted in our 2 stage complaint.

Quote cut and pasted from original letter or report in our complaint 2017:-

"The site is not located within the South Downs National Park, or a designated Area of Outstanding Natural Beauty. The site and surrounding area is generally flat. The site itself is positioned slightly lower than road level by 1 metre and has a 67metre frontage onto Nyton Road. The Council having previously agreed landscaping scheme, does not consider that any additional landscaping or earth bunds are necessary to mitigate the visual impact of the site. However, the concerns of the Parish Council are noted and it is clear that the applicant is willing to extend the existing bund that is sited to the southern edge of the adjacent site so as to close the visual gap identified by the Parish Council".

If we are provided adequately with what we are asking for, so that we can all get on with our lives, then the gain would be as much the owner's as ours. But we do need to be consulted and involved in this process, it should not at

this late date be dependent on what the Owner or his advisers decide is suitable.

What we are Requesting

1. A **landscaped bund** similar to that already established along Nyton Road.
2. A **10ft panel fence** or similar at a higher level to give us some immediate cover, especially essential at the southern end.
3. If PP for these mobile homes to remain in their present position is to be granted, then we request that the **sidelights on walls** mentioned by us on numerous occasions, including our objections to AL/23/17/DOC be **removed**. They are unnecessary and extremely intrusive. If these mobile homes had been sited as per PP, these lights and their reflective effect would not be directed at us.
4. For **Lighting** to be **implemented** and **used only IF** and when **absolutely necessary**, and with **consideration**.

We conclude by saying that unless our long-standing complaints are addressed with a substantial effort to improve our outlook as suggested, we **OBJECT** to this Planning Application.

Visual Evidence - Panoramic view taken from the boundary of our property, noting 6ft panel fencing, exposure of almost full height of mobile homes in places and associated lighting at night.

2 Views from middle of our field taken at different times.

1 Recent view taken from our house.

There is some "zooming in" here but only in order to show the development more clearly.

Response to relevant claims made in the Planning Statement:

8.9 This is nonsense; no care has ever been taken to consider views from the west. If that were a concern, the owner would not have chosen to ignore PP and sighted his mobile homes as he has.

8.10 It is not one single view from Marsh lane. This is basically a mass of mobile homes and industrial paraphernalia, which sits firmly on our horizon and we cannot escape it. We are reasonable working people who accept a varied skyline, which was until recently, predominately rural with a few well-integrated industrial units to the north, and not directly in our sight line. We have not been pursuing protection from this development for no reason.

8.11 The views from the most southerly property and land has not been considered, the proposed screening will not be sufficient and all of the properties here will be affected by this increase of development.

8.12 Can't agree

8.13 Can't agree

8.14 - 8.17 Not an accurate assessment by a long way.

8.18 It appears to us, that nobody cared about this boundary, not the owner, or ADC. There was a landscape management plan for 5yrs attached to this previous landscaping condition. So this clearly is not a guarantee of success.

8.22 We are fundamentally against any lighting placed on the side of these mobile homes, as expressed earlier and many times previously. They are very intrusive as they actually **highlight** these homes for us to view. Light at this level on walls may be traditional on mobile homes but it is incorrect to state that it is the norm on any housing development. That is not a true statement. If there are to be gatepost lights, then there is no need for both, or a low level and discrete porch light at the very most, especially considering column lighting also forms part of this lighting plan. There is **NO** cover for us from trees in the winter months on the western boundary.

8.25 Not correct. Our boundary is in fact 140m away. Our land is more important to us than our home, it is our choice to retire and live a simple outdoor life. We have a small flock of sheep and we are almost self sufficient, we spend all our time outside summer and winter, we chose this lovely spot for its peaceful setting surrounded by green fields. That is our way of life here and the lack of the proper landscaping promised for this development, affects us very deeply.

We bought our home in 2015, and were aware of this development which gained planning as far back as 2011. This is a private development, the public had no means of judging the stage of development and we quite understandably assumed that this was complete and well screened as would be expected. We were all so shocked here in Marsh Lane at the way it suddenly erupted on our horizon in the winter of 2016/17.

Why then, have we had to continually pursue this issue?

8.33 This was Agricultural land, used previously for cattle and Hay. Though this development may have now changed the dynamics of the area, it was not a Greenfield site. We do not consider this to be "on the edge of urban" or "an urbanizing environment" and this is **exactly** what we are trying to defend.

8.42 This was agricultural land not a brownfield site.

8.44 The landscaping is not substantial anywhere along the western boundary and the nearest property and its land is 140m away.

8.45 What is proposed for the western boundary will not be "fit for purpose".

9.5 This does have an unacceptable impact on the surrounding environment.

9.6 Once again this ignores the true situation on the western boundary and is therefore, in our opinion an inaccurate representation. Where there were dark skies we now have glaring lights, which will be increased as time goes on.

The surrounding villages of Norton, Aldingbourne, and Easthampnett have no street lighting, and we have seen very little lighting from the adjoining nursery at night, which does not impact us. We are very close to the "Dark Skies" area here, so it is important that the lighting is kept to an absolute minimum and for the sake of the bio-diversity of the area. Lights on the side of homes, on gateways and column lighting for the storage and maintenance of vehicles, are in our opinion excessive.

*Further Questions and Comments for ADC over their handling of this development and the treatment of community members over complaints raised, have been submitted separately to the above comments, and therefore no longer form part of our open letter.

Yours sincerely,

Mr. and Mrs. P Goddard

cc. Gillian Keegan MP Chichester.

Encl. 7 pages,

4 photos

Please note that on some photos I have "Zoomed in", which is apparent, this has been done to show the development more clearly but other than that the camera does not lie in what it records.



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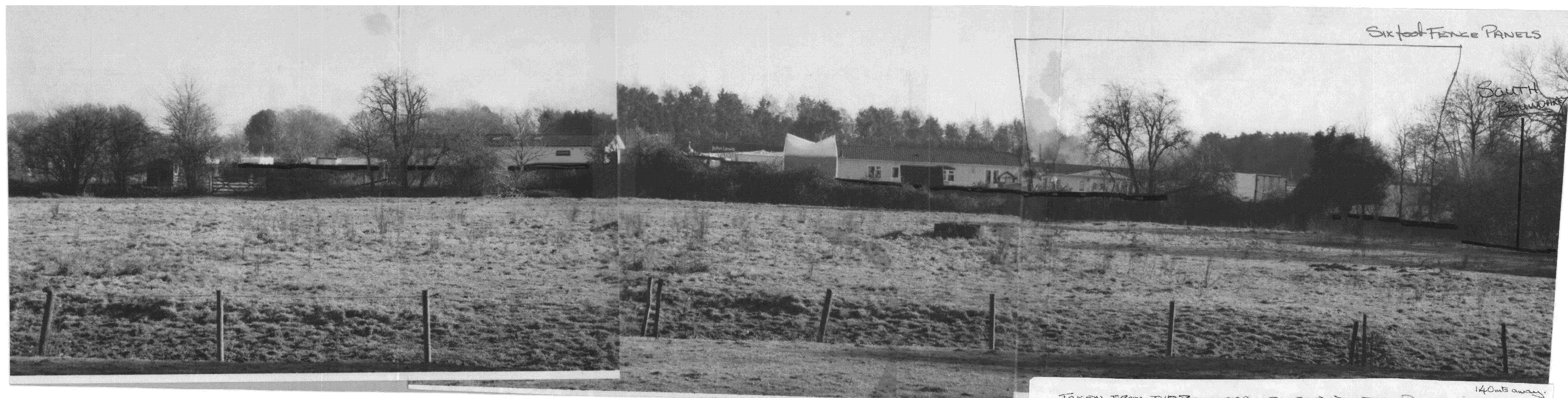
FROM THE NEARBY
BOUNDARY FENCE

WINTER.

Handwritten text, possibly a signature or date, oriented vertically.



Dec 2018 From the NEAREST HOUSE.



Taken from the road - 140 yds away