

[REDACTED]

From: Caroline Peace [REDACTED]
Sent: 19 July 2017 18:23
To: Simon Davis
Subject: Sack Lane Dairy Development: AL/58/17/PL

Dear Mr Davis

I am experiencing some difficulties loading my comments and objection to the above development onto Arun's planning portal as I keep getting a message to say the website is down. I am conscious that the deadline is tomorrow so would be grateful for my representation as set out below to be taken into consideration.

Many thanks.

Kind regards

Caroline Peace
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- 1) I am concerned by the increase in traffic movements that this development will create. Whilst I am aware that permission was already granted on appeal for three live/work units, an

additional two live/work units will mean at least four more car movements in addition to all the delivery vans that are now part of normal life. In percentage terms, when you consider the number of dwellings currently in Sack Lane, this will be quite significant. (There are currently 21 dwellings in Sack Lane). I also believe that these traffic movements will be in excess of the traffic movements associated with the running of the dairy for a relatively small number of cattle. The applicant also does not appear to have addressed the additional traffic movements associated with running businesses from these new dwellings. Sack Lane is a single track road with the national speed limit and there are no dedicated passing places. It is intersected by a footpath and frequently used by dog walkers, of which we are one, and cyclists, which includes our family, enjoying the rural scenery.

There is also seriously poor visibility at the entrance to Sack Lane. Turning right when heading north is hazardous. Likewise turning right off the A29 into Sack Lane when heading north is dangerous due to a blind bend. I believe that this development will affect the character and safety of Sack Lane, especially when the only viable transport is by car as the Inspector for the appeal for AL/120/15/PL concluded.

- 2) In the appeal decision, the inspector majored on the viability of farming and said it was reasonable to have three houses to underpin the viability of the farming enterprise and the applicant prepared an agricultural assessment based on three live/work dwellings. This has not been updated in light of the new proposal and I would argue that to increase the application to five live/work dwellings over-emphasises the applicant's immediate need to sustain the farm. It appears to be development by incremental stages, avoiding the need to contribute towards local infrastructure, particularly when examined in the context of other developments at the farm by this applicant and related parties.
- 3) The Agricultural Assessment is prepared in relation to Lidsey Farm in isolation. I believe that there are several farms in the Melanie Jenkins Farming Limited portfolio, together with its related parties, including Ashmarden Limited, so to prepare the assessment for one farm in isolation is misleading: there is additional rental income from other farms and surely some monetary benefits must be achievable from economies of scale.
- 4) The proposed development contravenes the Aldingbourne Neighbourhood Plan and in my opinion is contrary to several policies both in the Arun District 2003 Local Plan and Arun Local Plan 2011 -2031 (yet to be adopted). The site is outside of the defined built up area boundaries in all three plans. Policy GEN7 in the Arun District 2003 Local Plan states that development will be permitted providing it does not harm the living conditions of existing residents and allows safe movement of pedestrians and vehicles, giving priority to pedestrians. For the reasons as stated above, I do not believe this is the case. I also do not believe that the development in the form of live/work space is sustainable – due to the location of the development, any businesses run from the site will be heavily reliant on broadband and transport links. Broadband speeds in Sack Lane are notoriously slow due to lack of capacity and distance to the Exchange. BT has no current plans to roll out superfast broadband speeds to this lane.
- 5) The application contains several errors which should be noted. It is unlikely that the site will be served by mains drainage, as the neighbouring properties are not. In addition, the Planning, Design and Access Statement – May 2017 has not been updated properly and refers to three dwellings in the “Access” section.

I therefore object to this application because there will be significant and unacceptable additional traffic movements associated with this proposed development. I also take the view that it cannot be argued that the proposed development promotes sustainable development.



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