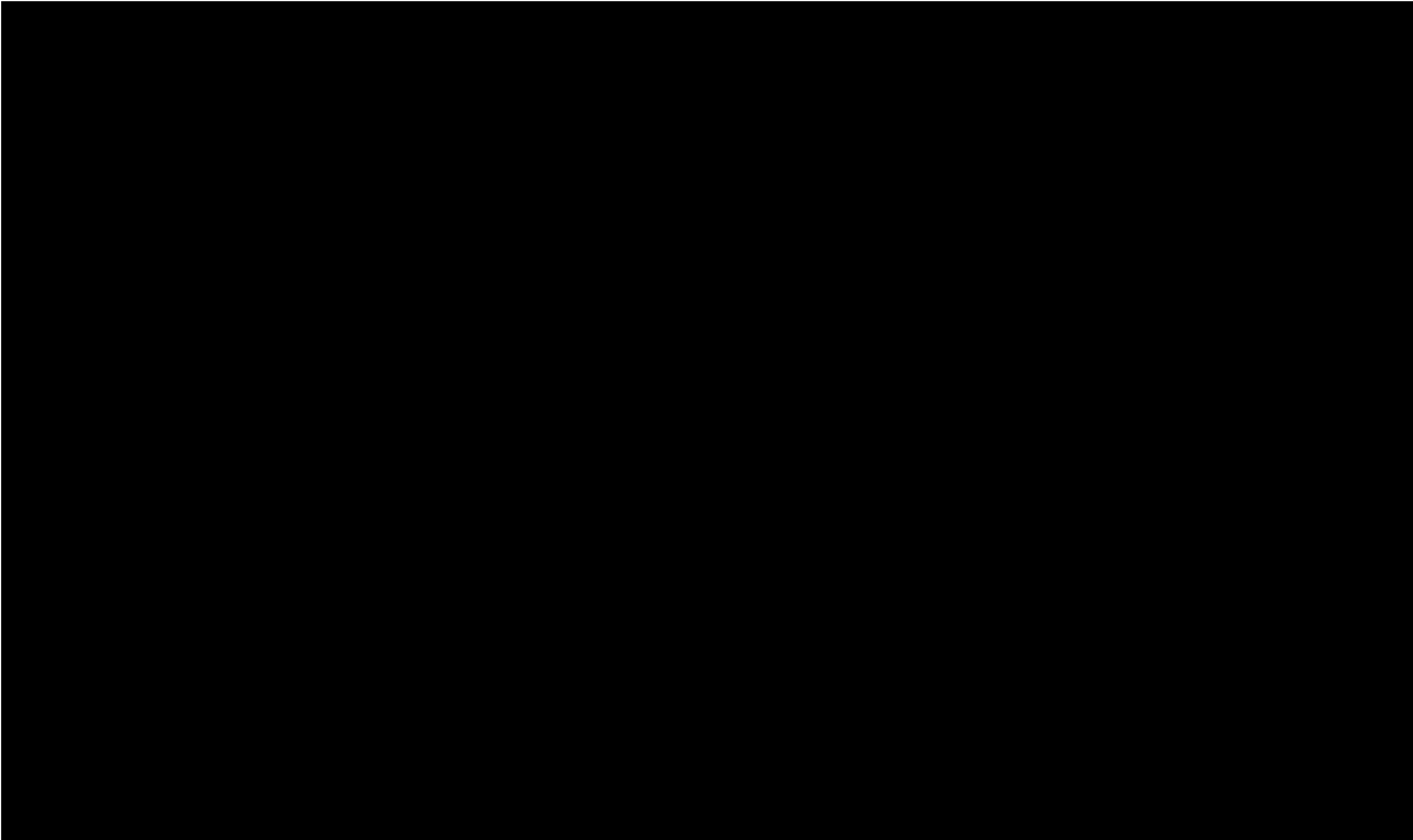




From: Jason Burkinshaw [REDACTED]
Sent: 18 July 2013 17:28
To: Planning
Subject: Letter of concern ref application A/74/14 The Vineries Poling West Sussex

To Whom It May Concern

I would like to voice our families concern for the current application for development at the rear of the Vineries in Poling. Our points of concern / objection are as follows:

1. **General objection to the change of use of our country side from agricultural to industrial and the subsequent loss of that land and use forever.** We felt that our “sense of place” was being eroded. Poling is a farming community which supports the development of the infrastructure to support the farm but considers that the industrialisation proposed is not appropriate, in keeping or wanted here.
2. **The development is out of keeping with the historic setting of the village and the nature of the buildings and conservation areas in it.**
3. **This area is and was proposed to be outside the Councils proposed built up area in previous strategic development plans.** It has never been highlighted as being a site that could be developed and we consider that the proposal is opportunistic and preying on the fact that Arun District Council have failed to agree the draft Local Plan (2013 to 2028) that it consulted on a year ago. Their failure to agree a plan should not mean that a development like this can proceed and the material consideration of the consultation proposals should be used to guide development away from this area.

4. **Loss of agricultural land.** Associated with 3 above the loss of agricultural land for industrial development is not considered appropriate here on the coastal plain next to the South Downs National Park.
5. **General over development of the site.** Although we do not like the existing development at the Vineries and its general growth in size we believe enough is enough and it should not be allowed to spill out of its current boundary into the land as proposed. We consider that the natural boundary of the existing site should be retained and under no circumstances allowed to spill out any further. The Vineries site was developed as a horticultural business but has now morphed into an industrial complex but that is as far as it should go. If this site is to become industrialised we, those that live near it should be allowed to have our say.
6. **Traffic** – The additional traffic will have an impact. We need to be sure that the estimated traffic movements are right for the proposal together with the cumulative effects of the existing site to the north. There are some concerns that the accuracy of the drawings for the road layout changes is not correct.
7. **Alternative Site appraisal.** We don't believe alternative sites have really been
8. **Noise.** There should be no adverse increase in noise for the country side location. If any noise is anticipated acoustic barriers must be included as a condition on any approval.
9. **Environmental considerations.** The adverse impacts on the flora and fauna such as newts, bats and water vowels.
10. **Loss of amenity.** Loss of views from our homes, as we travel in and out of the village and when we use the footpath network nearby.
11. **Wellbeing of the residents.** The threat and development of the site will adversely affect the wellbeing of many that see it, hear it or smell each day from their homes or on the way out of the village going about their daily business.
12. **Letters of support provided by the applicant are not applicable.** Most of the letters of support for the proposal are not from people that live in this area. They seem to be from employees and those companies that the Developer does business with so, not surprisingly, they support the proposal. They do not care where the development is to be located.

Please can you acknowledge receipt of our letter of concern.

Kind regards

For and behalf the Burkinshaw Family
Jason Burkinshaw
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