

Application BN/42/21/PL: Objection from Richard Blott Eastergate Lane, Eastergate, Chichester, PO20 3SJ

I object to this Planning Application. The application is for two completely separate and unlinked developments: a residential property and a commercial development. There is no planning logic for either to be in the proposed location. The owner of Folly Fruit Farm is selling his existing house and outbuildings to the developer of the land earmarked for the northern tie in of the realigned A29 and a large, associated housing development. To preserve what little will be left of the local amenity the correct course of action would be to relocate both the house and the current business activity as part of the new housing development south of the realigned A29.

I accept that recent residential planning application approvals in the immediate area set a precedent for the residential property part of the application. For this reason, the Application should be separated into two separate applications, residential and commercial/industrial, and re-submitted.

The house and garage appear reasonably in keeping neighbouring properties with adequate screening and access restricted to the existing field gate entrance.

There is no justification for the proposed commercial/industrial development in this location. Contrary to the misleading claims in the Application it would run counter to West Sussex structure Plan: CI 38 Policies in that:

- The proposed location is 'outside built-up area boundary and does not involve re-use of previously developed land, (including reuse or conversion of existing buildings). It is not within any of the identified strategic locations in adopted or draft local plans for any class of non-rural commercial development'. It could however partly meet these conditions if moved into the new housing development south of the realigned A29.
- As a greenfield site it is contrary to 'we will give priority to the development of brownfield sites before greenfield sites whilst ensuring that the quality of the local environment is protected and, where possible, enhanced (LOC1). And would not enhance the local environment.
- It is not compliant with 'we will plan positively to guide the majority of the additional greenfield development to a limited number of general locations where large-scale mixed-use developments should take place - the 'Strategic Locations'.

The existing business use is B8 (storage and distribution) in one of the existing outbuildings. The Application is for a totally different business and commercial activity comprising 5 units for Category B8 and E industrial/commercial use. Previous experience with B8 activity from a single unit at the western end of Eastergate Lane had such a major detrimental effect on local amenity that the business moved to an industrial local estate which serves their purpose much better. The noise and disruption from HGV movements, could not be constrained to working hours despite the restrictions in the Certificate of Lawful Use for the activity and neighbouring properties were badly affected. The almost unlimited range of industrial and commercial activities possible under Category E would place no bounds on the potential amenity damage. The possible traffic movement assessment is not based on any consideration of customer numbers for possible commercial outlet activities.

The proposal also mentions a waste disposal unit but gives no details. Such a facility with a high risk of downstream pollution from the prevailing south westerly winds is just not acceptable.

This development does not meet a rural need. It is not Agricultural, Horticultural, (Equine) or Forestry. The land owner will lose one barn which had permission to operate only as a carpet

warehouse, a permission awarded specifically to the landowner only since it had been already been in continuous use for that same purpose for 10 years. It was not approved for Class 8 use under application EG /57/11/CLE. The other two barns do not hold any commercial use classification that is unrelated to rural uses . Planning application EG/19/04/ was declined by the planning office because "The proposal is unacceptable in that the activity and traffic generated would be likely to harm the residential amenities of adjoining dwellings. It would therefore conflict with the policies C8 of the West Sussex Structure Plan, LOC2 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan for development in the countryside". This reasons for rejecting the application remain valid.

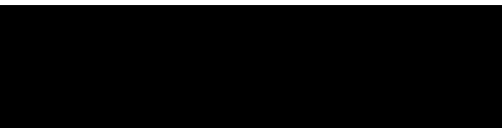
The Application claims that 'Eastergate Lane is a dual Lane which provides safe access between the A29 and Walberton'. This is misleading. It is a single carriageway lane with many low visibility bends, the worst being at the junction with the A29. It is HGV restricted to entrance only via the A29 and not through Walberton. There are no footpaths and local residents are already at risk walking, cycling and exercising when the road is busy. There are several stables which require access for riders. Currently, school children, the Hft Care Village residents, other disabled and school children are only able to access the A29 footpath for schools, doctors, shop, bus stop, etc on foot or by way of cycles and mobility tricycles (So it fails to meet Policy (NE14).

The proposed HGV entrance will cause blockages across Eastergate Lane, shown on tracking plan, and at the unsafely aligned Eastergate Lane T junction with Fontwell Avenue. Shunting of HGV's to gain access in a narrow lane produces unreasonable engine revving and reverse motion beeping, extremely aggravating in a countryside residential area. The residents of properties closest to the new entrance are particularly vulnerable, both elderly and one wheelchair bound.

The only safe access to an industrial/commercial unit on the site would be from the realigned A29 similar to that for the Halo industrial site at the south western end of the Northern tie-in.

The 5 industrial/commercial units in the Application are sited very close to the Eastern neighboring boundary with no protective screening. This would expose the neighbors to noise, light and possibly air pollution significantly adversely affecting their amenity.

In summary, there may be a case to consider the house and garage subject to use of the existing access and commitment to the screening shown on the drawings. There is no justification for the 5 commercial/industrial units and the waste disposal unit. These should be located elsewhere or constrained to a single unit of floor space no larger than the existing B8 building and low profile. It should be located well away from the Eastern boundary and only accessed from the realigned A29.



Richard Blott

23/06/2021