



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

17th August 2021

Middleton-on-Sea Parish Council
7 North Avenue East
Middleton-on-Sea
Bognor Regis
PO22 6HQ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: M/99/21/PL
Site Address: Guernsey Farm Yapton Road Middleton-On-Sea PO22 6DY
Description of works: Change of use of existing farm shop and agricultural buildings to light industrial (Class E(g)) and storage and distribution use (Class B8). This site is in CIL zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 16th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39623

Objection - Part 1

Re: Planning Application M/99/21 Guernsey Farm, Yapton Road, Middleton-on-Sea

Change of use of existing farm shop and agricultural buildings to light industrial (Class E (g)) and storage and distribution use (Class B8). This site is in CIL Zone 5 (Zero Rated) as other development.

Middleton-on-Sea is predominately a rural area, the location of Guernsey Farm falls in this category and for many, many years the operations on the site have been of an agricultural nature.

This planning application seeks to change the use to 'Light Industrial' and also 'Storage & Distribution' and there are a number of objections below which seek to show why this planning application should be REFUSED by Arun District Council,

- The location is Outside Built-Up Area Boundary with regard to Arun DC Local Plan 2011-2031 (see Policy SD SP2 & Policy C SP1) and is to be treated as 'Countryside' which includes the operational needs of agriculture and therefore this site should continue to be for agriculture.
- Employment & Enterprise - Strategic Economic Growth (see Policy EMP SP1) - this section of the Arun DC Local Plan relates mainly to the larger towns such as Bognor Regis and Littlehampton. This site has agricultural buildings and a farm shop on site and the planning application seeks to use these for storage, distribution and light industrial and under Section 10 Sustainable Farm Diversification of Arun DC Local Plan it states that proposals for new rural enterprises within established agricultural buildings will be permitted provided that

- 1) Item e - the diversification scheme would not harm the countryside's rural character, landscape, historical landscape features and wildlife by the nature and level of activity (or other effects such as noise or pollution).
- 2) Item f - The proposal does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which would be detrimental to their character

This planning application does not meet the conditions mentioned above and again this planning application should be REFUSED by Arun District Council

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>