



Arun District Council
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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:

OWPC39624

Objection Part 2

- Noise Pollution - Policy QE SP1 Quality of the environment - this states that Arun District Council requires that all Development contributes positively to the quality of the environment and does not have a significantly negative impact upon residential amenity. This policy also states that consideration needs to be given when assessing proposals which are sensitive to noise, light, odour and outputs to air. Currently we do not know what storage, distribution or light industrial development is planned but it will significantly impact the local residents on all the items mentioned above.
- Gaps between Settlements - Policy SD SP3 - This planning application is within the area and should therefore remain agricultural and not be changed to industrial use.
- Guernsey Farm, Yapton Road - Entry into and out of site - Yapton Road is not very wide, it has a number of bends some of which can be dangerous if used by heavy goods vehicles who will take up more than one side of the road. Yapton Road suffers from the lack of suitable footpaths and overgrown vegetation that makes it difficult for residents to walk down. This planning application which has storage, distribution and light industrial planned will no doubt look to have a higher level of heavy goods vehicles and other vehicles using this road. Gaining entry into the site is on a bend and great care needs to be taken when entering the site, exiting the site going either left or right is more dangerous as it is on a bend and the length of the vehicle will take it longer to enter/exit which may cause accidents. This planning application needs to be REFUSED to protect the local residents and to limit the additional vehicles that will use the site/road.
- Yapton Road - this is used by cyclists and as mentioned above the additional traffic movements will make it

even more difficult for cyclists to use this road.

Most of the comments above are planning issues on why this planning application needs to be REFUSED, there are a number of conditions that would need to be applied if Arun District Council are mindful to approve this application so that in the main the local resident's wellbeing is considered.

- Limit of the hours of working (8.00am - 6.00pm) and no working at weekends
- No deliveries accepted after 6.00pm
- Limit the level of noise
- Limit the light levels and when all lighting needs to be off on the site
- All traffic to use A259 when entering onto Yapton Road
- No heavy good vehicles allowed

The Parish Council Development Control Committee therefore OBJECT to Planning Application M/99/21 and request you REFUSE it.

Yours faithfully

Joe Lake
Parish Clerk

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>