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17th August 2021

Siobhan Jasper
21 Old Point
Middleton-on-Sea
Bognor Regis
West Sussex
po22 7ry

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:

OWPC39627

I oppose this application for the following reasons;

1. Although the farm shop is not listed as a heritage asset on the Arun DC website, it dates from before 1778 and forms part of the approach to Middleton village along the Yapton Road, which has a rural aspect and the development would impact on the character of the area. As it is outside the built up area and within the strategic gap, it would not be in keeping with Policy SD SP3 of the Adopted Arun Local Plan 2011 - 2031.
2. Despite the Transport Statement declaring that the development will not have a significant impact on the highway network, the traffic at Comet Corner will be affected especially as it is only one of three access junctions to the very busy A259 for Middleton and Elmer residents and visitors, all of which are problematic. The number of vehicle movements is only an estimate and will depend upon the type of businesses using the site and this is an unknown quantity, as is the size of goods vehicles accessing the site. Moreover, the proposed improvements to the Yapton Road/A259 junction known as Comet Corner are not likely to go ahead for some time. I note that the WSCC Consultation states that the development would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. I also note that WSCC requests that secure cycle parking spaces should be provided but not an electric vehicle charging facility.
3. I believe that the change of use from Agricultural to class E(g) and class B8 could allow for activities, which are not in keeping with Policy QE DM4 of the Adopted Arun Local Plan 2011 - 2031, as E(g) allows for uses

such as research and development of products or processes - E(g)(ii), and industrial processes - E(g)(iii), and these could impact on the residents living nearby. B8 allows for storage including open air storage, which could then involve the distribution of industrial goods by HGV vehicles unless a vehicle size restriction is imposed. Furthermore if an Article 4 Direction or similar is applied to the application to remove permitted development rights, I believe it would then not be possible for some of the buildings to undergo a further change of use without requiring a full planning application.

4. I note that the farm land and the farm house (Newlands) have been advertised for lease by the same agent without the benefit of the use of any of the other farm buildings making farming the land less viable. There is no information posted on the agent's website.

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>.

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

