

MIDDLETON-ON-SEA PARISH COUNCIL



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Assistant Director Planning Services
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
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Dear Sir

9th August 2021

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.

- 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