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From: Cllr. Shirley Haywood [REDACTED]
Sent: 16 September 2021 14:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fwd: M/99/21 Guernsey Farm Middleton on sea

Afternoon Simon, I note you have taken this one over from Anita and as I only received an 'out of office' reply from her I would like to ensure that you are aware of my concerns over this application before you reach a conclusion. I note from the planning portal that you are of a mind to support this application but I would like to confirm that both I and the Parish Council would like the final determination to be made by the Planning Committee.

Many thanks for taking the time to look at this. Regards Shirley

From: Cllr. Shirley Haywood [REDACTED]
Sent: Thursday, August 12, 2021 2:40 pm
To: Anita Gardner
[REDACTED]
Subject: M/99/21 Guernsey Farm Middleton on sea

Dear Anita,

As Ward Member for Middleton on sea Parish I would ask that this application goes to the DC Committee for determination and below I list some of the considerations which I would ask you to bear in mind in your deliberations on this application. I am aware that the Parish Council will also be raising objections to this application.

The location of Guernsey Farm is outside the built-up area (ADC Plan SD SP) and is therefore in countryside where Policy C SP1 should apply. That policy restricts the use of these buildings to agricultural uses and I would suggest that there is no justification for a change of classification. Any conversion of rural buildings outside of the built-up area for industrial or business use should under EMP DM1 section 7 (b) ensure that the resultant building use will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level. Under subsection (e) the traffic generated by the change of use must be safely accommodated by the site access and the local road system.

Being a rural area such a change of classification would have an impact on the linear residential properties along the Yapton Road. This road has no street lighting - and any light pollution from development at Guernsey Farm will impact on residents and wildlife. This farm lies along a green corridor which runs from Worms Wood in the west to Climping and on to the river at Littlehampton in the east. The farm is situated in a recognised gap between the settlements of Middleton and Climping and this gap was recognised as worth preserving when an application for a crematorium was put forward south of the A259. (Policy SD SP3).

The report recognises that Yapton Road is a semi-rural road and measures the width close to the Farm, however, there is only a footpath from just north of Guernsey Farm south to Silver Birch Drive on just one side of the road. Residential properties on the west side of the road have no footpath and similarly there is no footpath from Comet Cottage up to Comet Corner. Traffic from any development at the Farm must be restricted from going south into the village as the road narrows before the mini roundabout at Silver Birch Drive where there is likely to be increased traffic from the Care Home development which has recently received approval at appeal. I would add that the Cycle Route alluded to runs along this narrow road and there are few places of sanctuary where cycles can pull to one side when two lorries pass, on occasion out of service buses, and sometimes double deckers, use this road as a direct access to the 259 deviating away from the recognised bus route. It is concerning that speeds of over 30 mph were noted along this road (an average speed of 35.8 mph coming off the A259 where there is a 50 mph speed limit).

I would ask that if the DCC is minded to agree to this change of classification that conditions are imposed to limit light and noise pollution by insisting on 8 am to 6 pm Monday to Friday only. No night lighting should be permitted and any lighting used should be kept to a minimum and be well designed to prevent light spillage and glare. To restrict the size of vehicles using the site - no articulated lorries or those over 7.5t. To restrict the number of vehicle movements to a total of 50 in/out and to insist that all commercial vehicles enter and leave the site using the A259 to the north. There should also be a maximum noise level emitted from the site to 80dbs.

As with any change of classification residents are concerned the cherished appearance of the old Farm Shop is likely to be lost forever. I would remind you that this is the gateway access to Middleton and Elmer for all residents and any change of use from agricultural is likely to be viewed as a real loss to the residential amenity of the area. It is disappointing that the owners, WSCC, who have been custodians of this land for over 100 years, now consider that they must maximise the value of these buildings by seeking a wider classification without first considering the impact this will have on local residents and indeed the whole village.

Thank you for taking the time to read this e mail and if you require me to explain any points more fully I would be happy to do so.

With Kind Regards. Shirley Haywood