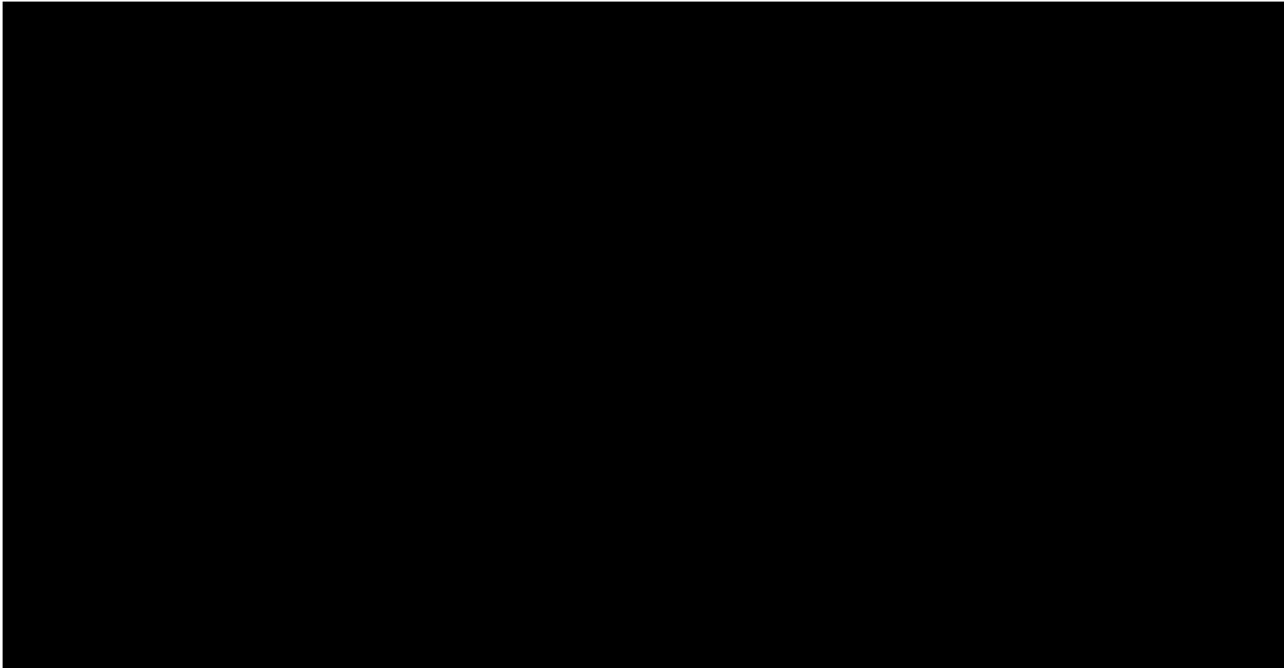
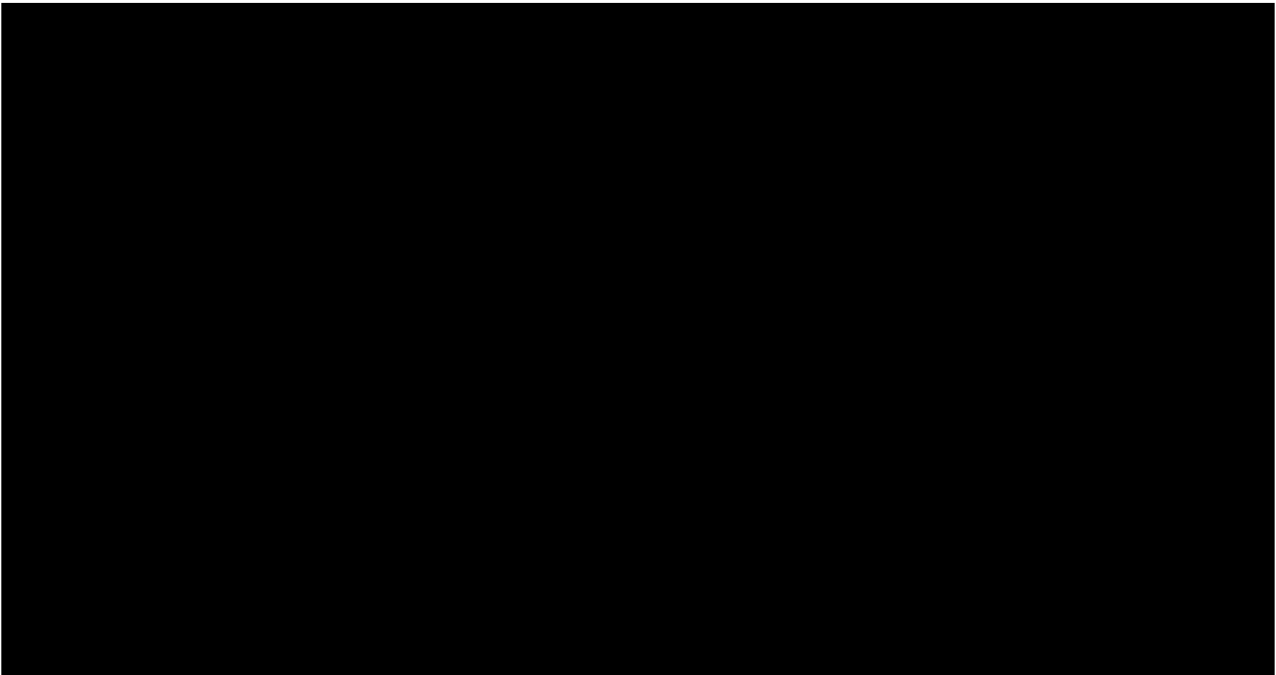


From: George Bramley [REDACTED]

Sent: 01 October 2021 13:34

To: Planning <Planning@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Application_Ref_No=P/117/21/PL

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We would like to object in the strongest possible manner to the Planning Application P/117/21/PL

We live at Rookery Farm, a three story Grade II listed building, built in 1703 (long before Barfoots acquired the Sefter Farm site) located just South of the Applicaiton Site, and with clear largely uninterrupted views of the site. The property used to enjoy uninterrupted beautiful views of Chichester Cathedral, The South Downs, the Trundle and Halnaker Windmill. I've attached to this email a photo taken from the property to show the extent to which its views are dependent upon the development permitted at Sefter Farm.

Devastating impact on view from our property from this proposed development

As seen from the photo, over the last 10-20 years, the view from this propoerty has become eroded with packhouses, anaerobic digestors and 24/7 light and noise from the Barfoots complex. The photo shown is taken from the third floor, the impact from the Front Door has been even more devastating. Building a 10 metre high, metal packhouse on top of a 2 metre high bank would completely destroy any remaining view of the South Downs that this property enjoys. The impact would be catastrophioc and irreversible. It would dominate the whole right hand side of the photo (as the development on the left hand side has done).

This issue was considered at length at part of the previous application P/68/15/PL. There was extensive involvement from Nick Gibb MP as well as the Council's Historic Buildings Advisor, Conservation Officer and Case officer, all who made visits to Rookery Farm to see for themselves. That application at that time was for a 6 metre high Glasshouse. It was permitted only after an artist's impression drawing was done which (in our view misleadingly) showed that the 6 metres glasshouse, with its reflective sides. In our view, this artists impression from the third floor of the property did not account for the fact that a 6 metre structure would completely block the view of the downs from the first two floors. In any case, this application was narrowly permitted.

This application is an additional four metres high structure of enormous mass with unsympathetic metal sides and grey roof. It will completely ruin the views that this historic property (of which we are merely custodians) has enjoyed for over 300 years. I find it completely misleading and disingenous that the Landscape and Visual Impact assessment that has been submitted with this application only makes passing mention to the impact on Rookery Farm and is based on a photo taken from the main road at the very edge of our drive. The suggestion, as made in this document, that there will be only 'a partial distant view of the proposed packhouse, seen through the intervening vegetation.....' is I believe completely inaccurate and misleading. It will dominate the view from our front door and, furthermore, for 6 months of the year when the trees are bare, there will be almost no vegetation blocking this view. The idea that the impact of this 10 metre high building will be mitigated by giving it a grey roof and planting some hedges is ludicrous. Their statement in 5.18 of the Landscape and Visual Impact Assessment that there will be 'only the occasional glimpse of the roofline possible' is completely inaccurate.

I'm sure it also destroys the view from the 'Down's View' area of public green space that is included in the recently accepted application for planning for 300 homes on the land North of Hook Lane (P/1321/20/RES). Ignoring this development in this application would be a lack of connected thinking, given it is clearly happening over next few years (most conditions seems to have been discharged).

Devasting noise impact for us and new residents of Hook Lane development

I also note the significant impact that would be felt on our property from a noise perspective. It is incomprehensible to us that the Sound Level impact assessment submitted with this application has not classed Rookery Farm as a Receptor which needs to be considered, especially how the Applicant

knows that we do have noise issues from the site. With no buildings blocking the sound, we already are having to put up with 24/7 sound issues from reversing trucks and the packing house and Digester Plant. This will become unbearable if a new packing house is added, and the car park relocated.

More specifically, the plans shows the new loading bays being on the West side of the property. These will be no sound barriers blocking the sound of reversing HGVs from these loading bays to our front door. This cannot be permitted – it will ruin our enjoyment of our property.

I would also add that it will also be unbearable for the 1000 residents who will soon move into the Hook Lane development which has just had its detailed design phase approved.

I encourage the Case Officer, Historic Buildings Advisor and Conservation Officer to please visit the site in person so you can fully appreciate the devastating impact this will have (whilst considering GEN32).

Questions about planning statement and criteria of Arun District Council's Local Plan

The DAS and Planning Statement submitted with this application seems to assess it based against The Arun Local Plan Policy HOR DM1 Horticulture. This policy seems to be all about the criteria to approve 'New glasshouse, polytunnel and associated packhouse.....'. We do not have this here. There is a packhouse, but it is not associated with any glasshouse or polytunnel. More specifically, I'd make the below points:

- HOR DM1 – not relevant to rely on as no Greenhouse or Polytunnel
- GI SP1 – this planned development will have significant detrimental impact on Green Infrastructure assets
- LAN DM1 – to a): Landscape character is not preserved or enhanced (the opposite). To b): it is certainly not respecting historic character, distinct identity and setting. To c) it does very much impact upon the setting of and upon views into the South Downs National Park. It is certainly no
- SO DM 1- Does not protect best soils (development site is currently used for crops and is understood to be one of Barfoot's best fields)
- QE SP 1 - 21.2.1 and 21.2.2 – tranquility of natural environment and enjoyment of peaceful sleep are lost forever.
- QE DM 3 – this site is close to or on an old landfill site (boundary of this is poorly understood). Disturbing the landfill may cause harmful Methane Gas seeping into adjacent dwellings and pollutants into adjacent waterway and reservoir.

Confused about how this aligns with an overlapping application P/68/15/PL.

Furthermore, I am somewhat perplexed how this application sits with the previous application P/68/15/PL. That application (which was approved) was for a glasshouse and reservoir. Building started on this project in 2018 and the Reservoir part was built I believe. It seems the glasshouse was never constructed. Is it permissible for interdependant parts of a planning application to be cherry picked like this? Now it seems as though the packing house/car park is to be built on the same plot of land that is supposed to be housing the Glasshouse. Is this permissible? Or does the incompleteness of the glasshouse render the reservoir an unacceptable development?

Where was notice given? No physical copies found and NOT ONLINE

As an aside, I can't see where notice for this development was given. I did not see anywhere locally. Also, when I use your OcellaWeb Planning and building control site search, it is not on there. More specifically, if I for example look at the application for P/130/16/DOC and then click 'Other Applications on Site', the most recent application for location Sefter Farm, Pagham Road, Pagham, PO21 3PY P-4-54 is P/26/20/IN – which was submitted over a year ago. Was this on the weekly lists? If so, which week? I am also subscribed to notifications which should have picked this up and no notifications came through.

I believe that by not being on the website and no notifications being sent, it has not enabled people to be aware of the development and to object. I expect this is the reason why there are very few objections or representations on this. Proper notice needs to be given so all representations can be considered. You will see from application P/68/15/PL that the neighbouring properties to this site are very interested in the development so if they would have known about this, I'm sure they would have given a view – was their view sort?

Overall

I note that in the DAS and Planning Statement, it says that 'this planning application does not signal the end of any potential dialogue between the applicant and neighbours, and therefore the applicant will be happy to consider and reasonable request for amendments or further clarification should these arise through the determination process'. I wasn't actually aware that any dialogue had even started prior to this application being submitted (nevermind potentially ending!).

That said, I think the further clarification needed for this application is the respond to the points set out above and I'd be happy to hear responses to each of these, including a more specific landscape and noise assessment focused on the Grade II listed Rookery Farmhouse, with an associated site visit. Without this, we can only assume the impact will be devastating and irreversible.

Thanks
George Bramley

