

Mrs J Harris
3 Ruislip Gardens
Nyetimber
Bognor Regis
PO21 4LB
11-8-2016

Dear Karl Roberts

I am writing to you with regards to Planning Application no. P/76/16/PL for a new Pack House for Barfoots of Botley, Seftor Farm. I only heard of this this morning and thought it was absolutely disgusting. This firm has so many lorries it is a danger to all who use the Pagham Road and any more would cause havoc.

There is another problem namely the smell from their digester plant this new building would make things much much worse.

We Definitely do not want any more ugly factory buildings or bad accidents in our country side

Thank you very much.

Yours sincerely Mrs J. Harris

ARUN DISTRICT COUNCIL

15 AUG 2016

RECEIVED

41, Honeysuckle Drive
Mill farm Estate
PO21 3PT.
14-08-16

Dear Sir

P/76/16/PL

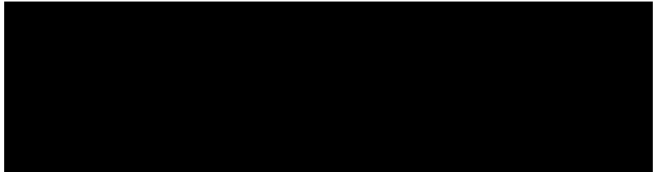
I have lived on this really lovely park for 19½ yrs, up until a couple of years ago it was so peaceful it was like living on another planet, just what my husband and myself needed to recover from cancer, but then it all changed. We had the Environment Agency to discuss our worries, for a while it did appear it had made a difference, but, now we are back to where we were.

It seems now we can look forward to more buildings that's more noise and more lorries how is Pagham going to cope. Crossing the Pagham Rd is a nightmare, even with the crossing, I am 73yrs old and can't rush over so cars just go round me, and my neighbours are experiencing the same horror.

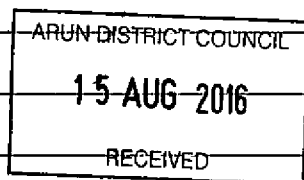
Please, Please think all of this

through as its all going to get so much
worse with all the proposed new houses into
the river.

Yours faithfully, a very worried
pensioner



12.8.16.



4, Bramble Close
MILL FARM ESTATE
PAGHAM
PO21 3FB

Re Planning Application
for BARFOOTS OF BOTLEY, SEFTER FARM
PAGHAM P/76/16/PL

Construction of a building for the packaging, preparation and distribution of fresh goods with ancillary accommodation associated with the existing horticultural business, revisions to internal access road, car parking and hard standing areas and landscaping and provision of a wetland. This application affects the setting of Listed Buildings

Dear Karl Roberts

We object to the above Planning Application for the following reasons:-

- 1) The increase in Lorry Movement will have a serious impact on the Pagham Rd.
- 2) The increase in noise & light pollution.
- 3) The Planned increase in housing in Pagham already agreed to and future

Plans for house building already being put forward.

1) Increase in Lorry Movement on Pasham Rd will be very dangerous as at the present time it is used daily by residents, visitors, tourists, farm vehicles and other lorries. Problems are already caused by flooding, slow moving traffic & minor accidents.

The Pagham Rd is the Major route from Pasham and surrounding area and cannot cope with existing levels of traffic and certainly not further increases in traffic movement.

2) Noise and Light Pollution already exists and any increase cannot be tolerated. The Government has stated we should reduce Noise & Light Pollution.

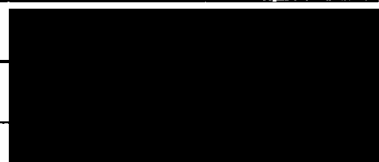
3) Planned & Future Planned increase in Housing in Pagham & Surrounding feeder areas will only increase volumes of traffic on an already dangerous country road.

These Plans will increase Traffic Movement on a already over crowded country road which is narrow with many bends and blind junctions.

We already have problems especially the increase in cycling. Our concerns also include the increased possibility of a serious accident happening.

Sefton Farm is not suitable for any more industrial food packaging facilities and we are completely against further development on this site.

Yours sincerely

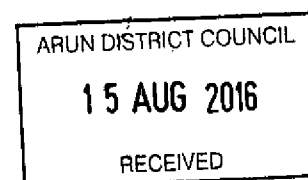


Robert E. Daley

Josephine M. Daley

12 Laurel Drive, Pagham, Bognor Regis
West Sussex PO21 3ND

Karl Roberts, Director Planning & Economic Regeneration
Development Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



12th August 2016

Dear Sir

Application P/76/16/PL - Barfoots Planning Application for construction of building for packaging, preparation & distribution of fresh foods.

I would like to raise an objection to the above planning application for the following reasons:-

- The Arun Local Plan being referred to in many of the documents is now 13 years out of date and I feel does not reflect the current state of Pagham and the surrounding areas. Unfortunately, the Pagham Neighbourhood Plan, which gave us a more up to date and accurate picture of the village using the 2011 census, has been delayed yet again but hopefully can still be taken into consideration..

The site is outside of the Built up Area Boundary where development is not acceptable in principle and is in a strategic gap but that appears to be OK because of agricultural need. How wide is the strategic gap? Is there not a limit on how far development is allowed to progress before being seen as too much and too close? In a straight line measurement Mill Farm boundary is approx. 440m from the site.

Additionally, if some of the produce is being brought in for packing and distribution and was not grown on site this will potentially double the transport impact. Is this regarded as agricultural need?

- Barfoots have expanded year on year since 1990 from an agricultural and farming facility to a production & distribution facility. This is a success story but there comes a time when enough is enough for a small village to bear. This is not nimbysism as we already have a large production and packing plant in situ but the new proposal is encroaching into the strategic gap which is there to stop urban sprawl. Pagham Village is being hounded to provide many more houses without infrastructure being addressed and unfortunately the village is deteriorating and residents are suffering. All of this impacts on the roads, parking, services and general wellbeing of the local residents. The road through Pagham Village in the summer months is already very congested as visitors travel through to the caravan park and the beach.

Arun local plan GEN7 says that planning permission will only be granted if it takes into account the impact on adjoining land, use or property. 271 homes on Mill Farm will suffer additional noise from site and traffic movements, increased smell from rotting produce used for the bio-digester, increased light pollution and possible flooding from pluvial or fluvial flooding on adjoining land as recorded in June 2012.

- **Traffic movements**

The records appear to be based on 2015 movements. Recent traffic monitoring by a local resident suggests that the figures do not reflect the actual movements. In 2006 the Sefter Farm prediction for the average HGV's per day was 21, the Sefter Farm survey in 2015 for HGV's *without the new facility* is 111. This is a 428% increase in 10 years.

There were no Sundays recorded, there is traffic movements on Sundays

There is no cycle track – most cycle movements recorded between 5am & 8am, when do they exit the site.

There is no pedestrian pathway – pedestrians are walking along the Pagham Road at peak times.

Pagham Road at peak periods is not fit for cyclists or pedestrians.

The traffic assessment does not take into account of the 130 new houses in Pagham to be built or the proposed development of 250 houses in Sefter Road, a possible development of 300+ houses in Hook Lane and a possible 400 houses south of Summer Lane, all of which will impact on the Pagham Road traffic and increase the use of the Sefter Road junction which already has visibility problems for traffic turning right.

I and residents of Mill Farm have also raised concerns about the mud on the roads from lorries and in particular tractors, sometimes there is an excess of mud from tractors exiting the fields. If this was a small farm operation it would be negligible but such a large concentration of vehicles means tractors are constantly using the Pagham Road and going through the village, sometimes at speed I might add. It is an offence to deposit mud onto the highway but nothing has been seen to be done to prevent this happening or to warn motorists with the use of a 'Slippery Road' or 'Mud on the road' sign.

- **Noise Pollution**

I have lived on Mill Farm for the past 10 years and have noticed a marked increase in noise pollution particularly at night with noise from reversing beepers and alarms and generators. Our residents have reported this to the Environment Agency and to Arun Council and have recorded evidence. The increase in HGV traffic, unloading equipment and Bio Digester use will add to the noise and it is not satisfactory to say that the buildings will shield us, a northerly wind will prove that sound travels. Your paragraph saying that there are no direct neighbouring properties and the closest ones would not be significantly affected apart from the additional noise from the site and traffic movements, surely any additional noise is unacceptable? Surely residents have the right to quiet enjoyment of our homes and surrounding environment.

- **Light Pollution**

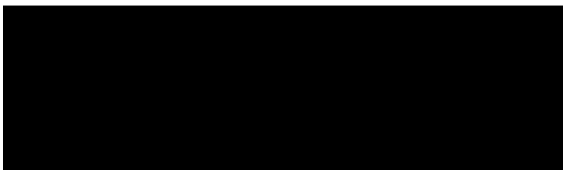
Anyone going along the Pagham Road at night can see the pink glow of the greenhouse lights. We already have light pollution. It can only get worse.

- **Flooding**

In 2012 we experienced a 1 in 200 year event and Mill Farm was flooded along with surrounding areas and it is hoped that lessons have been learnt by the Environment Agency, local councils and landowners that they keep the waterways clear. There is limited highway drainage and much of it goes into the highway verges. WSCC has already confirmed that the site is at 'high risk' of groundwater flooding and the area has a 'high susceptibility' to groundwater flooding. The drainage pond on the east side of the Pagham Road has already burst its banks several times. In an ideal world when ditches are maintained, the Pagham Rife is maintained and all routes lead unhindered to the Pagham Harbour, flooding will not occur, but this is not the case. Again I feel that the additional houses planned for Pagham have not been taken into account with regard to additional surface water drainage into the Pagham Rife. If the River Lavant flood alleviation scheme ever goes live such as the June 2012 event the Pagham Rife will struggle to cope with two bodies of water being discharged into it.

Sefter Farm site is not suitable for any more industrial food packaging facilities.

Yours faithfully



Mrs Jane Collins