



**From:** [Joerg Arnhold](#)  
**Sent:** Wednesday, August 17, 2016 7:38 PM  
**Subject:** P/76/16/PL Barfoot's Sefter Farm

Re. Planning Application for Barfoot's of Botley, Sefter Farm P/76/16/PL

Dear Mr Roberts,

Barfoot's Sefter Farm industrial foodpackaging & distribution packhouse and greenhouse complex are encroaching on us like Macbeth's " until great Birnham Wood onto high Dunstain hill shall come."

In the introduction of the Landscape and Visual Assessment Report 1.2 Location Rookery Farm, Grade II, just to the south of Sefter Farm. Our curtilage is only 200 metres from the southern edge of Sefter Farm complex. H.M Land Registry 192386

The packhouse plans show the south elevation raised by ca. 1.0 metre which in effect raises the roofline to 11.00 metres.

Barfoot's planning consultants, Advoco, have been negligent, unprofessional and disrespectful by omitting Rookery Farm, Grade II, from all their documentation such as:

Landscape & Visual Impact Assessment Ref P 288/01/01

page 7, 2.2. Landscape character 'create new, large scale tree and hedgerow framework which compliments the open landscape , whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.

### Light Pollution

The light pollution already emitting from Sefter Farm has not been eliminated.

### Odour and Noise Control

quoting P/43/09 Anerobic Digester Officer's Report,

'Anerobic Digester does not have any immediate residential neighbours'. Our boundary is only 200 metres away!

'GEN 34 Odour and GEN 32 Noise control are in place'

'The silage clamp compound... allows storage of dry odour free compost'

The fact is our front door is less than 300 metres from the Anerobic Composter compound. We are suffering

most weeks from lingering composting smells which culminate in the most disgusting stink enveloping us. Barfoot's is aware of this but unable to eliminate this unacceptable intrusion into our lives.

The smell & noise emission could proportionally increase with the new facilities 56% larger floor space.

A new link road to the new facility would be running to the south towards our property.

The new loading bay which could be in use 24/7 all year round bombarding us with an unacceptable noise and light pollution scenario from HGV's and forklifts.

We are already suffering from noise pollution by lorries loading and unloading, reversing (gray noise), silage tractors and silage lorries moving around.

### **Enough is enough!**

Most annoying is a constant humming / vibrating noise emitting most likely from the Anerobic Plant's underground pumping station.

### Traffic Generation on Pagham Road

In the original Planning, Design & Access Statement P/144/06, the first planning application 2006, under Traffic Generation 2006 it was stated 'an average of 21 HGV visits per day, to the new handling facilities are judged to increase HGV traffic by 5 per day'.

Were we mislead in 2006 as last years 2015 traffic survey for Barfoot counted an average of 111 HGV per day? 111 visits equal 222 journeys on Pagham Road!

In Barfoot's own estimate HGV traffic has increase by 427% in the 10 years from 2006 to 2016.

Considering the production area is to increase from 9500 m2 by 5320 m2, by 56%. It's hard to believe Advoco, Barfoot's planning agent, that staff numbers will increase only by 30 in 5 years, that most of the 400+ employees will be using buses provided or travel by bicycle or on foot.

The traffic survey 2015 is questionable as a local resident has taken sample counts on two hour slots which show quite different results.

|                  |                   |               |                            |          |      |
|------------------|-------------------|---------------|----------------------------|----------|------|
| survey           | Tuesday 22.9.2015 | 10.00 – 11.00 | all goods / heavy vehicles | reported | X 10 |
| actually counted | Tuesday 26 7 2016 | 10.00 – 11.00 | "                          | counted  | X 24 |
| survey           | Tuesday 22 9 2015 | 17.00 – 18.00 | "                          | reported | X 5  |
| Actually counted | Tuesday 26.7 2015 | 17.00 – 18.00 | "                          | counted  | X 8  |

There is no HGV traffic recorded on the Sunday in that survey week 2015.

HGV's have been seen leaving Barfoot's on Sundays.

This proposed new packhouse could increase actual HGV, tractor & trailer, van, slurry tanker usage of Pagham Road and into Sefter Farm to well over 300 journeys per day.

The Pagham Road is known as the most dangerous unclassified road in Sussex. It is not much more than a farm track with tarmac on it. It's too narrow, got adverse camber, sharp bends, and some deep ditches either side. It hardly copes during heavy rain, localised flooding, rush hour, HGV meets HGV or bus head on, or HGV following a cyclist trying to overtake him or her. Some HGV are left hand drive, where the driver has a blind spot when negotiating the sharp bends.

**For the sake of all residents, young drivers as well as experienced, visitors & holiday makers, an independent, robust, transparent traffic survey covering all seasons, all modes of transport using Pagham Road and especially to and from Barfoot's Sefter Farm is an absolute necessity.**

When we moved here to become the guardians of Rookery Farm, Grade II, ADC was very strict in how we could renovate this beautiful old farmhouse. Since then it seems that Barfoot, who arrived here after us, have increased their site from two cottages and a barn to a monstrous operation.

Our farmhouse has enjoyed wonderful views of the Downs, Chichester Cathedral and the open countryside for more than 300 years. ADC seems to have given Barfoot's a free for all. Consequently we have ended up with a huge blot on the landscape obliterating our views, a perilously dangerous road with tractors, HGV's on every corner.

Why did we follow the ADC conservation architect's rules if ADC are powerless to stop such encroachment of Barfoot on our home, Rookery Farm, Grade II, which also represents our family's main asset.

The traffic issue demands a much wider public consultation with 1000's of daily Pagham Road users health and safety at risk.

Best Wishes

Joerg Arnhold

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