

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 November 2017 09:10
To: Planning Scanning
Subject: FW: WA/67/17/PL Objection

From: David Easton
Sent: 08 November 2017 13:14
To: Planning.Responses
Subject: FW: WA/67/17/PL Objection

Please upload as an additional representation.

From: Chris Halstead [REDACTED]
Sent: 08 November 2017 13:12
To: David Easton
Subject: RE: WA/67/17/PL Objection

Dear Mr Easton,

Re up-loading my 'lost' e-mails and objection.

Thank you. I would not want my description, objection and comments getting 'lost' in the system. WSCC Highways has a similar problem sometimes with regard to my documentation. I will await ADC planning's and WSCC Highway's response to application (WA/67/17/PL) and my objection. What a shame you did not have the important detailed information to hand immediately and I had to wait until the day before the due submission date for comments/objections regarding WA/67/PL. I'm surprised the details of extra crops and exportation were not investigated/determined during of pre-planning application consideration, advice and details especially when the application relates to horticultural expansion (Walberton – Lake Lane) and the site's service road Lake lane is regarded as 'sensitive' infrastructure (HDO redacted Lake Lane 2016)

Regards
Jan Halstead
(Lake lane Neighbourhood Group)

From: David Easton [<mailto:David.Easton@arun.gov.uk>]
Sent: 08 November 2017 09:04
To: 'Chris Halstead'
Subject: RE: WA/67/17/PL Objection

Dear Jan,

I have forwarded your email onto our technical support team so it can be uploaded to the system and recorded as an objection.

Regards,
David Easton

From: Chris Halstead [REDACTED]
Sent: 07 November 2017 16:35
To: David Easton
Subject: RE: WA/67/17/PL Objection

Dear Mr.Easton,

Objection to WA/67/17/PL

Please register my objection

Thank you for your reply. As you have been so late in replying to me I would like to make the following points:

Of concern

'To be grown' (meaning extra/additional crop production) and will be stored and then will need to be distributed I presume for general purchase – using Lake Lane as the only service road to export the goods (crops?). Presumably the extension to the agricultural building is needed to cope with the proposed future increased crop production? The applicant has clearly stated that he will not be importing goods but provides no explanation of how the extra crop will be distributed/exported from the site. This fact seems to have been omitted. If this is the case then planning will have no control or indication of the exact amounts that will be grown and transported so it would not be controlled by Planning or Highways regulations? Also there don't appear to be any set information of how much is storage for equipment or crops grown? I assume as it is additional crops it will be an increase of production.

My concern is that if every other Nursery operating along Lake Lane follows suit and expands/extends their businesses albeit by a small amount the crops grown will need to be transported which will add up to additional HGV's/traffic using Lake Lane. An HGV depot is currently being constructed. In 2007 Horticultural expansion was restricted on Highway safety grounds (inadequate infrastructure and Lake Lane was redacted from HDO 2016) ADC Planning department and WSCC Highways are fully aware that Lake Lane is compromised and unsafe. The reason Yapton Railway junction and Lake Lane is compromised is because horticultural planning was lifted by ADC (without the requirement to consult Network Rail) ignoring reported safety hazards (28th June 2011) by WSCC Highways raising no Highway safety objections and ignoring their own Highway safety criteria 2007 with regard to Lake Lane.

I trust you will treat this application in an open and transparent manner and there will not be a repeat of (2011 - 2016 SLH /HGV depot) where a planning application is looked at in isolation without considering the local infrastructure, loss of local amenity and public Highway safety. If Lake Lane in 2016 is marked as being a 'sensitive lane' these factors should be openly included in your decision making process and any additional expansion that adds to the hazards (not risk assessed) and the known Highway safety problems local villagers have had to endure as the result of irregular planning in the past the application should be rejected. Please ensure that ADC obtain a written safety audit from WSCC Highways and a risk assessment of reported hazards of the whole of Lake Lane which was a Highway safety requirement in 2007 before allowing horticultural extensions where the only service road is Lake Lane. Should an accident occur and you haven't obtained the necessary safety audit/risk assessments to ensure that your planning decisions are safe then surely the liability will lie with yourself and ADC planning Department.

I'm sure you will show due diligence and would not seek to minimise the Highway safety hazards of Lake Lane/Yapton Railway junction and will consider very carefully how additional horticultural expansion (crops/storage) and HGV movements will affect the general public who live and travel along and through Lake Lane. Until this is done please consider the e mail and objection.

Yours sincerely,

Jan Halstead (Lake Lane Neighbourhood Group)

From: David Easton [<mailto:David.Easton@arun.gov.uk>]

Sent: 06 November 2017 13:15

To: Chris Halstead [REDACTED]

Subject: RE: WA/67/17/PL

Dear Jan,

I would be grateful if you could confirm receipt of the below email given that my earlier response did not arrive.

Yours Sincerely,
David Easton

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk.  Save the environment - think before you print.

From: David Easton
Sent: 06 November 2017 11:15
To: [REDACTED]
Subject: FW: WA/67/17/PL

Dear Jan,

Please find below my response to your email of the 1st November if you did not receive this email communication I can only apologise and advise that you check your spam filter. I have also checked my email inbox and can find no evidence of your email of the 4th November 2017 at 13.21 and as such can only assume that it was caught somewhere in the system.

In response to your enquiries I can provide the following comments;

The consultation period for this application runs until the 7th November 2017. Having emailed the applicant following your email of the 1st November I received the following response on the 2nd November, which has been uploaded to the Arun District Council website;

"The proposed storage building will be used for plants grown on site as well as for storage of equipment and materials. It will not be used for storage of crops imported for redistribution."

I hope this information is of assistance and apologise if you did not received my earlier email.

Yours Sincerely,
David Easton

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

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From: David Easton
Sent: 01 November 2017 15:22
To: 'Chris Halstead'
Subject: RE: WA/67/17/PL

Dear Jan,

The application form states that the proposed extension will be used for the storage of horticultural crops to be grown on site prior to distribution and the storage of materials and sundries used in association with the production of horticultural crops. Therefore, the application will be determined on the basis of the information provided by the applicant.

However, I will email the agent in relation to this application seeking clarification. I hope this information is of assistance but should you have any further questions relating to this please let me know.

Yours Sincerely,
David Easton

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
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From: Chris Halstead [REDACTED]
Sent: 01 November 2017 14:42
To: David Easton
Subject: WA/67/17/PL

Dear Mr.Easton,

As you are the case Officer for WA/67/17/PL and I would like to make a future planning comment I wonder if you could just advise me on the application content which I am finding a bit hard to understand. Could you let me know by return whether the extension of the existing agricultural building is registered as being currently used for the horticultural storage of crops? If it is are they horticultural crops that are currently being grown on the land? In the submission statement the description cites storage horticultural crop part of production cycle., these crops grown on site.

Then the statement goes on to state 'produce crops to be grown' does this mean that the crop will be grown in the future on the site and stored in a building that is designated as an existing agricultural building? I would be grateful if you could clear up these points by return as the date for application responses is looming. Many thanks for your co-operation and guidance with regard to this matter. I would appreciate an early reply.

Thanking you in anticipation.
Jan Halstead

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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