

Planning North

From: DoNotReply@lewes.gov.uk
Sent: 09 September 2016 13:18
To: Planning ldc
Subject: Comments for Planning Application LW/16/0695

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:28 PM on 09 Sep 2016 from Mrs Mary Parker.

Application Summary

Address: Land South Of Chiltington House Chiltington Lane East Chiltington East
Sussex

Proposal: The creation of ponds (part retrospective) and the provision of associated buildings with a supervisory dwelling to service a fish farm producing caviar. Planning permission for the dwelling (only) sought initially for three years in order to demonstrate enterprise viability
Case Officer: Mr Andrew Hill

[Click for further information](#)

Customer Details

Name: Mrs Mary Parker
Email:
Address:

[REDACTED]
Cottinghams Chiltington Lane East
Chiltington

Comments Details

Commenter Neighbour
Type:
Stance:

Customer objects to the Planning Application

Reasons for comment:

- Building in Countryside
- Conservation Significance
- Contextual Significance
- Contrary to Policy
- Drainage
- Effect on Wildlife
- Highway Hazards
- Historical Significance
- Inadequate Access
- Insufficient Information
- Loss of Trees
- Noise and Disturbance
- Not Sustainable
- Out of Character
- Traffic Generation

Comments:

Dear Sirs,

Ref: LW/16/0695

I wish to object to this planning application for the following reasons:

1. Location The site is located in a rural area of great and tranquil beauty on the borders of the South Down National Park. East Chilton and St. John Without Parishes, both of Saxon origin, have preserved their distinctive traditional rural character which is a source of great pride to the local community. Therefore, this industrial sized development is completely out of character.

2. Water supply. It is understood that it is intended to abstract up to 20,000 litres of water daily from the Romans Winterbourne. This winterbourne is a chalk stream designated as a priority habitat under the UK BAP (Biodiversity Action Plan). It is a prime breeding ground for the sea trout for which the River Ouse is famous. This is not mentioned in the applicant's ecology report which refers to the winterbourne as a brook.

For much of the year this winterbourne is a mere trickle so such abstraction would seriously endanger its biodiversity. There is concern that there may be a temptation to dredge the bed of the stream so as to increase the flow. This would disturb the characteristics of the bed and make it unsuitable for the trout and other species to breed there. Dredging would cause increased erosion further upstream within the National Park. The resulting sediment would be washed downstream and settle making it even more unsuitable as a trout breeding ground.

The ponds appear to have a large surface area. It is important to take into account the rate of evaporation according to temperature, humidity and wind speed. In summer months evaporation will drive up the need for more water just when the winterbourne is at its lowest flow rate.

3) The geological survey refers to the site being located on clay. The geological map shows the site to be at the junction of the Weald Clay and the Lower Greensand. Walking in the nearby surrounding area shows the surface strata to be very much coarse sand. The presence of the Roman Greensand Way just to the north of the site also strongly indicates that the surface geology of the site is sand. This would not enable ponds to hold water efficiently unless they were lined.

4) Pollution The water in the fish ponds would become soiled by fish excrement and so this foul water would need to be disposed of. To discharge it in to the winterbourne would have a ruinous effect on its water quality and that also of the Bevern Stream and River Ouse into which it flows. It is understood that the dirty water would be filtered through a reed bed. My investigations have revealed that there is no good scientific evidence that such systems are efficient. Certainly they need to be very large and carefully maintained i.e. the reeds need to be cut every year. Even then the system would only last 7 to 10 years. According to WTE Ltd. a company that used to build reed beds, they are not efficient.

Reed beds are a breeding ground for flies and mosquitoes, an increase of which would be a health hazard to nearby residents.

There may also be a build up of sludge at the bottom of the ponds which would have to be removed. To where?

It is understood that at times of low flow, mains water would be added to the fish ponds. Such water would come from the waterworks at Barcombe Mills and therefore have a very different pH (acidic) to the natural water (alkaline) of the winterbourne. Furthermore, the mains water in this neighbourhood has a very high iron content which, when discharged, would also be detrimental to the natural quality of the water.

The Water Framework Directive (WFD) (2000/60/EC) introduced a comprehensive river basin management planning system to help protect and improve the ecological health of our rivers, lakes, estuaries and coastal and ground waters. According to the World Wildlife Fund, most of the world's chalk streams are in the UK where 77% of them are failing to meet good status. According to the Ouse and Adur Rivers Trust the Romans Winterbourne is in good condition now. Its condition must be preserved.

There is a mention in the application of the fish waste being removed by an appropriate waste management system - more information is needed on this.

5) Wildlife The surrounding hedgerows meet the criteria to be regarded as important ancient - (5 different woody

species per 30m length). Five to eight woody species were found when the hedge alongside Chiltington Lane was inspected. Therefore, according to the Hedgerow Regulations 1997, permission must be obtained before a wide-enough road entrance can be made. The hedgerows in this area are believed to be important routes for dormice. I found one once in my garden nearby. Evidence of dormouse (hazelnuts chewed in a certain way) has been found in nearby Comps Wood,

Although there are plans to control rats, mink etc on site these animals would still be attracted towards the site with a subsequent build up of numbers in the locality.

The bird deterrents mentioned in the application would not just deter birds from the actual site but also from the surrounding land throughout the year. According to the Royal Society for the Protection of Birds the types of deterrent are: Selected species alarm calls and crow scarers which have a very loud bang. Both of these would be a nuisance to local residents. Scarecrows - birds become used to them. Netting - traps birds. None of these methods are acceptable.

There is mention in the application of the possibility of sturgeon escaping but being trapped on site. Supposing these fish or viable eggs should have the ability to avoid being trapped. Yet another alien species in our streams and rivers would be catastrophic.

6) Traffic The application mentions visitors to the site and shipments of the fish. This along with traffic relating to the sale of produce and delivery of provisions for the fish would increase the traffic along the very narrow winding lanes that lead to the site - some of these lanes are located within the South Downs National Park. They are very popular with walkers, bikers and horse riders who, as well as the local residents, would be further endangered by extra traffic. These activities contribute to the local economy eg, the local pubs, bed and breakfasts, livery yards. Unreported minor accidents occur from time to time as visibility is poor where the verges are overgrown, and in winter the roads are not salted or cleared of snow leaving them dangerously icy.

7) Archeology There is a registered archaeological site (MES2025) immediately

beyond the north eastern boundary. Two Roman kilns have been found here along with pits, linear ditches, and stake holes. Geophysical surveys have located further potential kilns locally. The Roman Greensand Way road is close to the northern boundary of the site. The site of the fish farm may well have archaeological significance which should not be destroyed.

8) Regarding the erection of a house, it is difficult to understand why a fish farm worker should need a 3-bedroomed family dwelling. This certainly seems extravagant if it is only to be for 3 years. What proceedings will there be in place to ensure that the house will be removed after that time?

9) Animal welfare. According to Wikipedia: "... farmers use a process called 'stripping', which extracts the caviar from the fish without surgical intervention. A small incision is made along the urogenital muscle when the fish is deemed to be ready to be processed."

According to the RSPCA's aquaculture specialist sturgeon farming is subject to CITES (the Convention on International Trade in Endangered Species of Wild Fauna and Flora) and must conform to its welfare requirements. He was unsure as to the level of protection this offers and was also concerned about how they are slaughtered.

I think there must be an element of cruelty and it would be very unpleasant to know that this is going on in our neighbourhood.

Conclusion. This so-called agricultural undertaking will not be supplying food for the people but tidbits for the multi rich. The land in question has good arable and livestock rearing potential and should be retained for this much needed purpose.

This planning application does not meet the requirements of the National Planning Policy Framework nor the Lewes District Council's Local Plan, Joint Core Strategy 2010-2030 as it is detrimental to wildlife and not sustainable.