

Planning North

From: Ben and George Elwes [REDACTED]
Sent: 12 September 2016 11:40
To: Planning Idc
Cc: Cllr Sarah Osborne; Cllr Jim Sheppard
Subject: Concerning Planning Application number LW/16/0695

Dear Mr Hill,

I wish to register significant reservations about the planning application for a caviar farm on Chiltington Lane, East chiltington.

My key objections are as follows.

Change of Use?

This proposal would appear to be seeking to gain a change of use for the land by stealth. It is difficult to see how the fish farm can be deemed agricultural use as opposed to an industrial or commercial use given the anticipated machinery, transport movements and customers on site. The requirement for a four bedroom house to support the fish farm seems both disproportionate and unnecessary.

Is it likely to be financially viable?

A considerable concern is that once the applicant gains his dwelling the fish farming will be of no interest and will be allowed to fall into disrepair. As it is there is very little information about the commercial viability for such an enterprise or business credibility of the applicant. This is an unproven method of fish farming that requires significant investment and is very high risk. Would the Council want a ruined landscape and a derelict, potentially poisonous, industrial site on their hands and would they commit to returning the site to it's former state if the enterprise fails?

The landscape impact

This is a conservation area and is without doubt completely the wrong place for such an industrial enterprise. The landscape impact will be enormous with an enormous amount of earth being removed from the site, with consequent damage likely to surrounding buildings, water courses and the environment. The imbalances that will be caused by redesigning the landscape so dramatically will be profound. Apart from anything this would appear to be in contravention of local planning policy and going against that would be a wholly irresponsible act.

Significant environmental impact.

The noise, pollution, smell and potential for rodent infestation will substantially impact the many neighbours and diminish their existing quality of life. The damage to the local environment are considerations that should be taken seriously. The water quality will very likely be impaired because pollution to the stream would be inevitable and seriously impact

the water life in the area as well as risking damage to the foundations of existing properties as the stream infrastructure is altered.

The ponds viability and water system

The application makes limited reference to the underlying soil structure and any indication of whether the proposed ponds would hold water or whether they might leak contaminants into the stream. The applicant admits that the test pond he has dug does not hold water. The industrial nature of the artificial ponds is contrived and the proximity to neighbouring houses is a significant concern. Not only is the holding pond only ten metres from the Chiltington House boundary but it's five metres above it. Given the amount and depth of water there is no guarantee of sufficient stability which could have catastrophic consequences. Neither is there any assessment of whether the reed beds are adequate (in many places they are not) and when and how often they need to be replaced. At the very least all of these need to be stringent and properly monitored conditions – something that is likely to mean the commercial viability of the project being undermined and the chance of a derelict site in a number of years significantly increased.

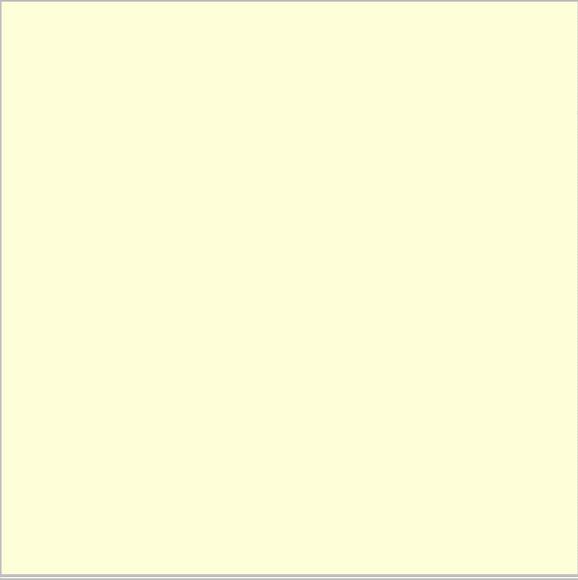
Transport movements

The transport report is wholly inadequate and misleading and takes no account of the feed lorries, transporting in and out of all the packaged products, traffic associated with the residence and all the proposed customers and clients anticipated on site. It simply refers to the 1-2 movements per month for the sturgeon to arrive on site. The lane would simply not be able to cope with the likely increase in traffic and would present a significant risk to the very many walkers, cyclists, horses and riders that use the lane. The entrance to the site would not appear to apply with planning rules, nor are they being truthful in their declaration that the road is the required 5m in width. Much of what it says in this regard should count against the credibility of the application and I would hope the planners take this into account when considering the real spirit and intent of the whole project.

There are few merits to this poorly conceived application and I strongly ask that the planners reject this proposal.

Yours sincerely,
Georgie Elwes

Romans, Chiltington Lane, East Chiltington, BN7 3QU



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