

**Subject:** FW: Reference 21/00294

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**From:** [REDACTED]  
**Sent:** 20 April 2021 11:40  
**To:** dcplanning shared <[dcplanningshared@chichester.gov.uk](mailto:dcplanningshared@chichester.gov.uk)>  
**Subject:** Reference 21/00294

This objection to this application is being sent by emails since we have tried to submit an objection through your website over the last few days and it shows error message: (Your comments could not be submitted due to an error in the system)! Can I respectfully suggest that you ensure your website is working to enable members of the public to submit comments?

My name is Iain Evans. I live at Upper Blackdown House, Fernden Lane which is approximately 300 yards further up Fernden Lane from the relevant site and some 2 miles from the junction with the A286. I object to the licence application on several bases:

1. Most traffic to this site will travel approximately 2 miles up Fernden Lane from the junction with the A286. This is an extremely dangerous road. There are a number of blind hills and unsighted bends particularly in the last mile to the site that are inherently dangerous and need to be approached at speeds well below 30 mph. Drivers unused to the lane regularly drive far too fast being unaware of the dangers. The speed limit of 60 mph is misleading to the unaware and far in excess of a safe speed at several points. There are numerous near misses and regular minor accidents. We all fear much worse and adding a volume of drivers inexperienced in the lane particularly if they have consumed alcohol will seriously add to the risk. The police seem under informed about the risks. They are almost never called for minor accidents and only record more major events that don't reflect the daily risk. I therefore object on the basis of road safety.
2. Wine tasting is commonplace at off-licence premises (e.g. Majestic Wines in Haslemere) and is inevitable here. This will increase road safety risk and likely disruptive behaviour. A recent planning application for wine tasting at an adjacent vineyard was refused. This is not a materially different circumstance and the same judgement should apply. In this context, but more generally, the suggested opening hours of 11 am to 11 pm seven days a week are ridiculous. This suggestion reflects the rather cavalier attitude that permeates this application, and no doubt, can be expected to apply to its operation.
3. The access to the wholesale/retail warehouse for both deliveries and customers from Fernden Lane is 30-40 yards down a steep, partially tarmac, partially loose stone bridle path. Any substantial traffic is likely to damage the bridle path surface and, in poor weather conditions particularly, the steepness and loose surface could be dangerous and looks completely inappropriate. The bridle path land is owned by a third party and the warehousing operation will need their consent to allow access, which I understand has not been given. It seems inappropriate to me that the Council should licence an activity to operate when it doesn't have all the permissions it needs to operate within the law. Surely at a minimum the Council should require the applicant to demonstrate that they have the necessary permissions to

operate legally.

4. The applicant states that there will be no negative residential impact as it is not a residential area. This is untrue. The bridle path, that is needed for access into the field where the rather industrial looking warehouse building is located, continues to the right as the driveway to a large residential building approximately 100-150 yards further on known as "Reeth". "Reeth" will be badly affected by the operation of a warehouse facility just at the end of its drive caused by people and vehicle movements, potentially late into the evening and at weekends and the resulting noise, lights and congestion.

In my opinion this will seriously affect the value of Reeth as a property. I would have thought to the tune of several hundreds of thousands of pounds. This value destruction will not be offset by value added created by what is essentially a low value logistics operation that could, almost certainly, be duplicated elsewhere more cheaply and safely in a secondary industrial setting on a sub contract basis. It makes no sense to approve an activity that destroys value overall for society.

5. This is inappropriate economic activity for a National Park. The grapes of the linked vineyard are being sent offsite to be processed and bottled by a third party industrial wine maker. The resulting bottles of wine, purporting to contain liquid from the original grapes are being shipped duty paid to the industrial looking warehouse very close to some of the most beautiful parts and views in the National Park. No value is created by the last logistical step. Wine provenance is not determined by warehouse location. These bottles could easily be sent to a third party warehouse operation that acts as a click and collect site, or mail order collection site or delivery point in an established appropriate location. There is no need to establish a new warehouse operation at such a sensitive location inside the National Park.

I therefore object to this application on the basis of all the points raised above.

Yours sincerely,

Iain R Evans.

(sent from Gillian Evans' email account as the Chichester Council website constantly reports an error in submitting an application!!)....

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