

Michael Walsh
Woodies
Babsham Lane
PO21 5EL

Your Ref: OWPC14656
Our Ref: BE/79/17/PL 21-06-2017
Please ask for:
Mr S Davis

24th July 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use of land for skip storage
Babsham Business Centre Babsham Lane Bersted

Thank you for your internet representation made on 21st July 2017 which has been recorded as **'an objection'** with the comments as follows:

I urge the authority to refuse this application for the following reasons:

- 1. Creeping industrialisation of the green belt buffer zone between Bognor and Chichester in a rural, agricultural/residential setting; the applicant already has other sites in the area where this activity can be carried out and the impact of his operation half a mile north west of this site has had considerably more impact than was stated in the application for consent for that site*
- 2. Nuisance to residents due to increased incidence of heavy vehicles using a residential cul-de-sac: the current light industrial usage of the business park involves small volumes and light vehicles; other than bin collections and deliveries, no heavy vehicles currently enter Babsham Lane*
- 3. Increased risk of accidents (a) on the A259 where traffic accelerates towards Chichester and there are frequent "near misses" as cars slow to turn right into Babsham Lane across a busy traffic flow heading south-east (there is no "turn right lane" or refuge) and (b) in Babsham Lane where pedestrians, cyclists (the Lane forms part of the dedicated cycle route) and children playing are currently at very low risk. The applicant should propose an alternative access route which does not impact on the residential part of Babsham Lane*
- 4. Nuisance from the noise of the skip lorries and the dumping/movement of skips and reversing signals, and from dust created*
- 5. The application states that there is no structure on the site where bats or barn owls are likely to roost: there is in fact a large open barn on or immediately abutting the site which would be an ideal bat or barn owl habitat and may well already be used as such*
- 6. No hours of operation are set within the application which is clearly unacceptable*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning