

Mr and Mrs K Watson
Rosemary Cottage
Babsham Lane
North Bersted
po215el

Your Ref: OWPC14677
Our Ref: BE/79/17/PL 21-06-2017
Please ask for:
Mr S Davis

25th 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 24th July 2017 which has been recorded as '**an objection**' with the comments as follows:

Re: planning proposal BE/79/17/PL

We live opposite the entrance to Babsham lane and strongly object to the above planning proposal.

Inappropriate increase in traffic.-

This area is a residential, semi-rural location through which many people pass daily. We have managed to retain a green-field space (a field to the west side) which is maintained by residents. Users of the lane regularly include pedestrians and dog walkers (including from the new North Bersted estate), cyclists and farm workers. The lane is a low-traffic route without pavements, enabling users to keep clear of the main road traffic. It is not uncommon to observe simultaneously, dogs, older pedestrians and children, plus cyclists in both directions. The visual and local amenity of this area would be seriously degraded by regular skip lorries and the risk of accidents would increase.

Access and Parking

Unlike Elbridge farm, lorries cannot drive directly between the site and the A259, but instead have to drive along Babsham Lane. Parking along this stretch of the lane is highly variable. On many occasions, when cars are parked on both sides the lane becomes quite narrow which would force the lorries to weave between parked cars, or drive onto the verges on one side or the other. This will lead to churning of mud and spoiling of the roadside turf which is currently maintained by residents for the enjoyment of all.

Dust, Smell and Mud.-

The entrance to the site at Elbridge Farm is now caked in mud due to the traffic associated with the operation there. This would be totally unacceptable in Babsham Lane, not just because of the unsightly look, but because it would affect cyclists and pedestrians. Furthermore, skip lorries produce dust and smell which would be detrimental to the amenity of the area.

Road Drainage

Babsham Lane has a culvert which runs along the east side which neither the council nor the water authorities maintain. This only drains the road at a few places, and during heavy rain this leads to flooding especially in front of residents' drive ways, making foot access very difficult. Heavy traffic could easily cause the culvert to collapse or block with mud that is washed in, increasing the flooding problems.

Noise

Improvements to the A259 at Babsham Lane and the introduction of a 40mph limit has gone some way to reducing the impact of noise from the main road on residents of Babsham Lane. Skip lorries are excessively noisy due to clanking chains, and will be passing considerably closer to houses increasing noise.

Sincerely, Mr and Mrs Watson

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 to 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