

Alyson van Koolbergen
2 Babsham Cottages, Babshame Lane
North Bersted
Bognor Regis
PO215EL

Your Ref: OWPC14725
Our Ref: BE/79/17/PL 21-06-2017
Please ask for:
Mr S Davis

26th 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 25th July 2017 which has been recorded as '**an objection**' with the comments as follows:

absham Lane is a semi-rural residential area of a small number of residential properties, with a small business centre to the North Eastern area being of a light industrial usage.

Babsham Lane is already used as an access route to the business centre for deliveries and its customers. Occasionally a HGV makes deliveries but if we are to then add 4x2 or 8x4 skip lorries entering and exiting on a daily basis this will create more noise, more pollution and a safety risk to all users of the lane.

The main operational site of the applicant suffers from flooding and mud and dust related issues since its set up in 2014 due to high number of vehicles entering and exiting on a daily basis.

The main operational site of the applicant being at no more than 350 metres north-west of the nearest property of Babsham Lane is currently subject to noise nuisance from the applicant due its operational nature.

The applicant states on his website that his site is 'open to third parties (commercial and construction and domestic) for tipping waste'. Therefore we would be expected to inhale putrid waste materials that may lie dormant left in skips at the site. A smell we are already subject to due to the applicant's site being 350 metres north-west of the nearest properties of Babsham Lane.

The proposed site is currently being used for a number of local businesses including a paving company, landscaping and garden maintenance company, a building supplier, an underfloor heating company and also a health hub. The change of usage would have a detrimental effect on these businesses by forcing them to (a) move and (b) contend with HGVs entering and exiting the site.

There is also a strong possibility that the proposed site could be contaminated due to previous use by a scrap yard merchant and burning of tyres on site which has been reported to the Fire Brigade and Arun District Council.

Some of the properties of Babsham Lane share a drainage system for waste water/sewerage. The overflow system feeds from the main pit at Number 1 Babsham Lane and the pipework runs under the access road from Babsham Lane to Babsham Business Centre and feeds to a well in the field to the north north west of the site. This access road is currently suffering from vehicular access and will continue to do so if the

proposal is to go ahead. This will require replacing if the applicant be successful in its application.

The speed limit set at 40mph on the A259 is set too high for the junction of A259/Babsham Lane for the intended use of Babsham Business Centre by the applicant.

The junction of A259/Babsham Lane is an accident hot-spot. There is a bell-mouth in place for access from A259 into Elbridge for the applicant but not from A259 into Babsham Lane.

The proposed site is a natural habitat for bats, owls and dormice. There is no biodiversity report on file to challenge this statement.

The Dutch barn on the proposed site is, as far as we are aware, protected as it forms a natural habitat.

There are two bus stops north and south on the A259 at Babsham Lane and these are well used by the residents of Babsham Lane especially with regard to those not yet able to drive a vehicle. Extra vehicle movements in and out of Babsham Lane will impact on this daily.

There is no mention of the intended hours of operation.

There is no mention of the number of site movements in and out and whether the Traffic Commissioner needs to be informed.

There is no mention of fencing to screen area from view.

There is no mention of any lighting that may need to be installed.

There is no mention of use of water and how that will be managed.

There is no mention of the height allowance for stock-piling of skips.

There is no mention of how the health and safety of operators will be met.

There is no mention of how the health and safety of the public will be met.

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