

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 August 2017 08:48
To: Planning Scanning
Subject: FW: BABSHAM BUSINESS CENTRE

-----Original Message-----

From: Simon Davis
Sent: 08 August 2017 11:45
To: Planning.Responses
Subject: FW: BABSHAM BUSINESS CENTRE

Obj to BE/79/17/PL

-----Original Message-----

From: Alyson Van Koolbergen [REDACTED]
Sent: 02 August 2017 21:32
To: Simon Davis
Subject: BABSHAM BUSINESS CENTRE

Dear Mr Davis

I refer to the above.

It is currently being used as light industrial (B1) use for a few businesses including:

Eco Heat Cool
County Supplies
Health Hub

There is use of Babsham Business Centre by companies that are occupying without consent of change of use by means of container storage, HGV parking, garden machinery kept on site and burning of garden waste material on site.

However this email is with regard to planning application number BE/79/17/PL I note that recent documentation has brought to attention some interesting matters that leave questions unanswered and could well be incorrect in their statements contained.

I note a response from Phil Brown regarding the number of skips that could be sited at Babsham Business Centre. While he does indicate that this cannot be quantified due to it being used an overspill he does not meet questions raised by residents such as stockpile of skip heights, who will maintaining the site and responsible for the health and safety of operatives and that of public safety of others (being users of Babsham Business Centre). One business used by Babsham Business Centre is frequented by parents whose children freely range on the farm to play.

I also note a response from Jamie Brown, WSCC, that he states "no recorded accidents" at the junction of A259/Babsham Lane. If this is to be a true statement then the information from Sussex Police gained for the number of accidents that they have attended to it the last 3-5 years at this junction and also the local newspaper as they have reported accidents at said junction would be incorrect in their reporting.

Mr Brown also mentions in his statement that he feels that any extra vehicular movement on Babsham Lane would be slight and a low impact on traffic generation due to the current usage of Babsham Business Centre as a going concern. However he fails to realise that it would be more than a slight impact due to size and weight of these extra vehicles driving along Babsham Lane carrying 1 or more skips. Are these lorries to be 4x2 or 8x4 of size.

The current users of Babsham Business Centre are in cars, small vans and have occasional deliveries by rigid vehicles or a HGV. Albeit notwithstanding the need of a refuse vehicle which we are already suffering loud mechanical and traffic noise outside of realistic timings due to Biffa entering Babsham Business Centre between 0530-0600 on a weekly basis to empty bins.

This is a huge concern and which remains outstanding due to the size and weight of lorries we are expecting to be travelling into and out of Babsham Lane whether it be on an ad hoc basis.

The hours of operation is still not mentioned and who would be responsible for endorsing these hours.

The access from Babsham Lane into the business centre is not mentioned. This access road is half made up of concrete in the first and then type 1 and this goes onto the yard. This type 1 aggregate is already sinking. This leaves a question of who would be responsible for repairs/maintenance of access. Or would this be left untouched and be a muddy/wet/dusty mess that users of the centre and residents of Babsham would have to endure as it is at the current site of the applicant.

Under this type 1 aggregate access road lies a pipe that carries excess waste material from 3 properties of Babsham Lane into an over-spill soakaway situated in the field to the North East of site of application. Therefore this is already being subjected to vehicle movements by those operating on site and would be more than implicated if further traffic were to enter and exit the site on a more frequent basis.

A maximum speed limit of vehicles travelling along Babsham Lane needs to be set and visibly displayed to all users.

I would suggest speed humps to be placed to slow traffic coming from A259 into Babsham Lane and exiting from business centre and that of a bell-mouth for a turn right traffic movement into Babsham Lane from A259 is implemented .

Notwithstanding that a neighbour operates a vehicle sales business from his home and that any extra large vehicular access along the lane is set to implicate this and would also have the just cause for the need to slow traffic and limit traffic at the point of juncture between Babsham Lane and the access road into the business centre.

Therefore these are matters which need to be taken into immediate consideration by Arun District Council when making a decision whether this planning application is granted permission.

Regards
Mr & Mrs J van Koolbergen