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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 02 June 2020 11:41

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BE/89/19/PL

Please upload the below to the above application. Correspondence

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Daniel Vick <Daniel.Vick@arun.gov.uk>

Sent: 28 May 2020 08:15

To: Alyson Van Koolbergen [REDACTED]
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BE/89/19/PL

Mrs Van Koolbergen,

Thanks for your email.

The application will be going to a rescheduled meeting on 3rd June.

Daniel Vick

Daniel Vick | Area Team Leader, Planning Services, Arun District Council | Location: Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Alyson Van Koolbergen [REDACTED]
Sent: 27 May 2020 20:21
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: BE/89/19/PL

Good morning Mr Vick

We hope this email finds you well.

We write with regard to the above planning application that was meant to have been at committee today.

With this new delay in proceedings we feel it would be prudent that the planning application is suspended for the time being due to the fact that the agent (Sloane & Brown) have not replied to concerns raised.

We list here the concerns that have not been addressed:

1) the access track is a key element to this planning proposal as without it no-one can access any part of the site in its entirety. We would like to make it clear to you that the Church Commissioners and Strutt & Parker and the agent seem to disown any responsibility regarding the access track. Let us be absolutely clear to you that this track was built for a tractor and trailer in 1999. Please make the councillors at the meeting aware of the severity of the track including its pot holes, dust and noise it creates when any vehicle drives along it.

2) the access track is approximately 500 metres away from the A259. Some vehicles travelling from this access track travel as some speed down Babsham Lane which is a shared access for residents, pedestrians and cyclists. It is mentioned in planning documentation that this is only 115 metres. From a previous planning application there is no signage to alert users of the site to a shared access for pedestrians and cyclists. For a safety issue we believe that a no right turn to exit Babsham Lane onto the A259 should be made a condition of all tenants of the site. Or a track that the applicant owns and runs nearer the access track and directly onto the A259 is made available for all tenants.

3) the hours of the usage of this site are not listed and who is going to regulate any conditions set if permission is granted? The hours are continually broken at present, not only by the tenants to which this planning application applies but also the tenants that are around the front of the building eg in the units. These issues have been raised continually with ADC Enforcement and with Strutt & Parker to no avail.

4) there is no mention of any contact details of the applicant, other than a name. There is no mention of any other persons that could be held accountable in responsibility for this site. The agent is acting on behalf of the applicant yet there are landlords which we know to be Strutt & Parker. Together with the tenants; but we are unclear and there is no mention of as to who they are and could be in future years.

5) ten days ago Acoustic Associates arrived at the site to carry out an acoustic assessment test as per the pre-commencement conditions. Some of the tenants of the site were present at this time and were watching this testing equipment being set up. Hence forthwith no-one returned to the site for a week until the test was removed. Therefore this test is null and void as we believe that the test should have been placed without any knowledge to anyone on site. We appreciate that COVID-19 was not something that we had anticipated but this test should have been carried out last autumn after the request by Fiona Fitzgerald. This would have shown the site to have been in full operation.

6) there is an issue that this site does not form a part of rural diversification. This was first made a point by Bersted Parish Council. The site was previously a farm that discontinued in 2007, no-one used the site until a couple of companies started using the area in 2015.

7) in 1995 an application for plant and machinery and materials to be stored on this same site was refused by ADC. One of the reasons was because this site was in a rural area and any changes would be beyond its intended use. We suggest that the details of this application are looked at.

8) we realise that local employment and local businesses are a key factor in determining applications but we would like to add - through the tenants who we are aware of - do not generate any local employment as its just a storage site.

Please be reminded that the current tenants in situ have been using this area as its intention for over five years with no permissions despite an enforcement in place for their removal and the site to be cleared previous to this application being made.

We feel we are speaking for the concerns of the residents of Babsham Lane and that our voices should be heard and taken into consideration and addressed before next Wednesday.

We look forward to hearing from you by Monday 1st June at the latest.

Regards

Mr and Mrs van Koolbergen