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19th November 2020

Alyson van Koolbergen
2 Babsham Lane

Dear Sir/Madam,

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

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

Application No: BE/92/20/DOC
Site Address: Babsham Business Centre Babsham Lane Bersted PO21 5EL
Description of works: Approval of details reserved by condition imposed under ref BE/89/19/PL relating to Condition Nos 2 - car parking spaces, 3 - acoustic assessment, 4 - mitigation & remedial strategy for reptiles, 11 - access road, 12 - bat boxes and 13 - dust control

Thank you for your internet representation made on 18th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31486

We write in reference to the above with a number of queries that we would appreciate answers to. THIS MESSAGE HAD BEEN SENT TO PLANNING RESPONSES VIA EMAIL ON 15TH NOVEMBER.

1. Acoustic Assessment (condition 3) - this was not carried out in the required 3 month timeline given at the DCM on 3rd June 2020. However the results are incorrect inasmuch as the colour document 'figure 12' shows the residential properties incorrectly numbered/named. "1 Babsham" is a garage, "2 Babsham" is 1 Babsham Farm Cottages, "3 Babsham" is numbers 2 and 3 Babsham Farm Cottages. Sunset is not shown which is next door to Rosemary Cottage.

We also note in the report that Mr Chambers states that the site will be used for approximately 3 hours a day. The times given were 0700-0800, 1200-1300 and 1630-1730 which the client said would be the worst case scenario. However the report states the site will be visited up until 1900. At the DCM a condition (number 5) was put in for use of the site to be restricted to the hours of 8am-6pm M-F and 8.30-1 Saturday.

Therefore we find the report misleading. We would like to point out that the obvious dominant sound level of undefined equipment is a generator used by the company next door.

2. Dust Suppression Scheme (condition 13) - this condition has also not been carried out in the 3 month timeline given at the DCM. The client has informed Environmental Health that the access road would be used by "not particularly muddy vehicles". We would like to point out that this access road is used by a varying number and size of vehicles per day to access all areas of the site behind the residential properties of Babsham Lane.

3. Access Road (condition 11) - this condition has also not been carried out in the 3 month timeline given at

the DCM. At the DCM Councillor David Edwards was very disappointed at the condition of this access road. He asked for a TSP1 Transport Assessment to be carried out but it was decided that this was not necessary. However Councillor Edwards pressed that there needed to be a scheme in place for the repair and upkeep of this road. In a letter by Mr Brown dated 21st August he mentions that this access road will be "resurfaced with concrete" however this is then contradicted two paragraphs later with "the resurfacing of the existing unmade section of road with tarmac- ". We believe that there is a requirement for a management plan for the upkeep of the road as it is used on a daily basis by HGVs at 32tn (laden weight) together with vans and cars.

4. Mitigation Strategy (condition 4) and Bat Boxes (condition 12) - the report from the Ecologist commissioned by the client was not published for the public. However the condition for the bat boxes was yet another condition not adhered to within the 3 month timeline given at the DCM. Mr Brown comments, in an email to planning dated 23rd October 2020, that Mr Gray is assumed to say " the recommendations for a detailed mitigation and remedial strategy for reptiles and provision for bat boxes is inappropriate for this site. At the DCM Councillor Warne was quite determined that bat boxes (plural) were erected at the site.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.