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Application BN/57/19/RES
Reserved matters – 2274sqm of light industrial floorspace

Please accept this letter as an objection to the above application.

I live in one of the two houses immediately adjacent to this proposed factory and my house is depicted in the site plan, it seems extraordinary that there is no formal notification of this or prominent planning notices sited nearby. Whilst there are plans to build an additional 63 residences (flats and houses) immediately surrounding this proposed factory, there are currently only two houses. It would have been neither onerous nor unwarranted for the applicant to make a personal approach to discuss these plans.

The proposed development is for two huge industrial units immediately adjacent to existing housing. The applicant's "Landscape and Visual Appraisal Statement" is disingenuous in its description of the site, without reference to housing immediately abutting the boundary of the proposed factory and also in failing to reference to the long-standing housing development which would see the factory surrounded on the East and South sides by residential accommodation. This might be sufficiently difficult if the proposal was for an office building but to include a factory with incumbent noises, smells, traffic and vehicles in a residential setting is wholly unacceptable.

With the current global pandemic, there is a suggestion of moving to home-working on a more permanent basis for many people, this proposed factory could cause disruption to that aim locally. In particular, the applicant is in the business of the manufacture of precision parts for the motor racing industry and this is likely to involve carbon-fibre manufacture, possibly metal sintering and the machining of dies, castings and similar tools required for the task. The quality of the plans of the buildings on the portal are so unbelievably poor, it is almost impossible to make out details on them. However, there is reference to 'autoclave' barely visible to the East elevation with little description of what this might entail.

Without the benefit of detail from the plans, I anticipate the following nuisance ensuing:

1. Chronic noise

There is likely to be a dramatic increase to the general background noise of the area through:

- a. Air-handling equipment for dust/fume extraction – these may be starting/stopping at all times for ongoing conditioning processes etc.
- b. Air conditioning, heating and ventilation
- c. Traffic to and from the site
- d. Shutter doors
- e. Human noise – people sitting in cars listening to music, idling engines, general chat etc.

2. Acute noise

There is likely to be periodic/temporary noise of greater volume through:

- a. Change of shifts (assuming shift work) and the noise of numerous people and cars at once at possibly anti-social hours.
- b. HGV traffic to and from the site, reversing announcement and loading/unloading
- c. Pallet/forklift trucks on-site and moving goods between buildings
- d. Sirens/annunciators for any processes which may be audible outside, fire alarm tests etc.

- e. Failing air-handling equipment which may persist until it is repaired/replaced

3. Smell/odour

- a. I anticipate the use of epoxy resins and other odours from the site that may be not fully abated by any onsite filtration
- b. The smell from any high-temperature/welding processes
- c. Exhaust from the considerable number of passenger vehicles, HGV traffic and handling/supplementary equipment

4. Unsightly appearance – this factory will stand alone surrounded only by residential properties on the site (with the possibility of some small retail units). The only other non-residential facilities around it being the petrol station, fast-food outlets and race-course. With these being generally better distances from the number of houses considered on this site.

The site is to be surrounded on the proposal by a 2.5m welded wire-link fence (planting inboard of this) which will otherwise than in keeping with the development and this will be the view from houses all around.

The visual appraisal statement makes heavy reference to the view to road users but rather overlooks the properties which will be far closer and more permanently sited than the passing traffic. The buildings and car park should be sited much further from the housing. Far too great an emphasis has been placed on the visual appearance from everywhere except the surrounding houses.

5. Possible intensification – the difficulty with allowing a factory here is that the use is likely to change over time, possibly with the change of ownership and it is impossible to consider at this point in time all of the specific nuisances that are likely to arise. However, the potential of the nuisance to a large number of surrounding properties (in what is currently a comparatively quiet and peaceful area) is something that I would suggest is not acceptable in the current climate. It is likely that the nuisance and intensification will increase

over time and enforcement become more difficult if this development is permitted.

6. If the development is permitted in its current form, which I would suggest would be a mistake, then there should be extremely specific (and easily enforceable) restrictions, in light of the sensitive nature of the site amongst at least 65 residential dwellings in very close proximity, on the following:
 - a. Hours of opening
 - b. Permitted hours of traffic (meaning engine on or in the absence of an engine, movement) of each type (passenger vehicles, light-goods vehicles, heavy-goods vehicles and on-site traffic with forklifts etc)
 - c. Timing of any change in shift and numbers of people moving at any time during the hours outside of 09:00 – 17:00.
 - d. Noise limits on all air-handling, ventilation and externally equipment
 - e. Noise limits on any internal systems, devices or processes that are likely to be audible immediately adjacent to the boundary of the site.
 - f. Siting, type, brightness, beam-pattern and timing of external lighting
 - g. The siting and use of cameras, sounders (for roller shutters etc) and any other devices that are likely to cause nuisance or interference with the quiet and peaceful enjoyment of the surrounding properties
 - h. The operation of particular processes or equipment (for instance when extractors for smoke or odorous processes may occur). This must ensure that there is no intensification or a change of use that will cause greater harm.
 - i. The type of processes allowed on site which are likely to cause noise or smell.
7. Traffic is already a problem for Arundel road, the area outside of the houses immediately adjacent to the site is already used by commuters and generally trades-people who share a van. It is relatively common to find vehicles parked across driveways, this development must not be permitted to exacerbate an already poor situation.

8. The mini roundabout on Arundel Road, outside of the bottle store as describe on the Dandara plans is used frequently throughout the day for HGV turning, this may be because the petrol station does not have access for HGVs. The Dandara proposals will narrow the road at the roundabout and would be likely to prevent HGV turning at the roundabout. Any development must consider how such traffic is to be handled where, for instance, the access to the proposed factory is blocked (by traffic or otherwise) as turning around in the village is unacceptable.

Yours faithfully,

Andrew Titmus