

REC'D
31/7/17

Vincent Cottage – North
Ford Road
Climping
Nr. Arundel
West Sussex
BN18 0BY

27th July 2017

Chief Planning Officer
Development and Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

cc: Nick Gibb, MP

Planning Application CM/20/17/PL

Dear Sir;

I wish to make an objection to this Planning Application on the grounds set out below.

This is an open air unenclosed industrial operation generating noise and concrete dust emissions in close proximity to residential dwellings. One could expect to find such a situation in a developing country but it is completely unacceptable in a 21st century European country subject to strict Environmental and Health controls.

Dust emissions: There is no mention of dust suppression or control as high levels of dust can be produced when cement is handled, for example when emptying or disposing of bags. In the Hobbs New Farm site much of the manufacture clearly took place within an enclosed barn whereas the new site has no barriers and the prevailing west wind blows straight through the site and onto my garden which is 20 metres from the site boundary and runs the entire eastern length of the site.

A north west wind would deposit dust over the house, the effect of cement dust in the domestic environment is extremely serious and the dust is potentially toxic. I should point out that Vincent Cottage North is actually only 30 metres from the boundary of the site and not 50 metres as stated.

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Noise nuisance:

The nearest neighbours to the Hobbs New Farm site are noted as being respectively 200M, 270M and 280M from the production site and would be upwind of the prevailing winds so unlikely to be unduly troubled by the noise generated.

This is a very different situation to that of Vincent Cottages. The north cottage lies 50M from the centre of the site and 30M from the boundary. The garden is 20M from the boundary.

I would agree that the background noise level is in the region 52DB (A) and correlates with my own readings.

The reading taken by Venta Acoustics at Location 3-Yard would be directly comparable with those in my garden and would thereby fall into the nuisance category of being more than 10 DB (A) above the underlying level for 60-70% of the day. A slightly lower figure would be for the house but would still be a substantial increase in noise levels.

I note that no measures have been taken to attempt to mitigate noise from the site. For example acoustic fence panels of at least 2M height (which would assist in dust retention) or earth banks of sufficient height.

At the request of environmental lawyers should the site go ahead I shall be operating a data logging noise recorder for 12 hour periods daily and also taking daily dust readings for use as evidence in any proceedings that may follow.

Visual Intrusion:

No fencing is shown in the Plan to shield operations from view in my garden. The only barrier being the largely bare trunks of overgrown leylandii.

Light Pollution:

No lighting is described but would surely be in use in mornings and afternoons in the winter and due to the close proximity to the cottages would impact on our privacy.

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Neighbourhood Plan:

This is a new development that lies outside the defined boundaries of Rudford Industrial Estate. Unit H21 was originally used as a small machine shop and emitted no noise or pollution and involved no activity outside of the building so it is in no way comparable to the considerably larger area with tarmac hardstanding that now exists.

Health:

Concrete dust is an acknowledged health hazard leading to asthma and, in the long term, loss of lung function and as I suffer from C.O.P.D. (Chronic Obstructive Pulmonary Disease) I am likely to be severely affected. As there are several years of spirometer results on record any sudden decline can be readily noted and a separate claim for damages from the relevant parties put under way.

I would like to conclude by urging you to refuse this application as it is an unsuitable operation in an unsuitable location and would unreasonably and substantially interfere the use and enjoyment of my home and garden.

Yours faithfully,



Brian West