

Sue Reddie
Paynters Croft
Burndell Road
Yapton
BN180HR

Your Ref: OWPC17931
Our Ref: CM/6/18/PL 28-02-2018
Please ask for:
Mrs A Gardner

17th April 2018

Dear Sir/Madam

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

Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking

Land at Northwood Farm Yapton Road Climping

Thank you for your internet representation made on 17th April 2018 which has been recorded as **'an objection'** with the comments as follows:

I object to the installation of a concrete batching plant.

The proposed site for this is in an agricultural and residential area and a change of use to heavy manufacturing is completely out of keeping. The address given on the application for the plant is "Meadow Cottage, Burndell Road" indicating how close in proximity it is to housing!

It will cause light pollution, air pollution of cancer causing particles (cement dust is a proven carcinogen), noise pollution both from vehicles and plant machinery and also impact on highway safety in Yapton Road. All adversely affecting local residents and wildlife.

The visual amenity of the area will be diminished for all residents as the plant clearly looks like a large heavy manufacturing plant, the idea that you can paint a silo green and it will blend into the landscape is absurd.

Regarding the sound level assessments supplied in the application:

Point 3.3 indicates incorrectly that Northwood House is the nearest conventional dwelling to the proposed site. However, Tithe Barn is attached to Meadow Cottage. Meadow Cottage and the neighbouring property Paynters Croft have permanent residents including children and are substantially nearer than Northwood house.

Point 3.6 is therefore incorrect the nearest dwelling is a lot less than 460 meters to the proposed plant.

Subsequently, I would like to highlight point 6.7 stating "the outcome of an assessment by the BS4142 method ought to be treated with more caution if the buildings were in permanent occupation". ("The buildings" mentioned being Meadow Cottage and Paynters Croft). Therefore this noise assessment result is incorrect and therefore invalid.

A fact not mentioned in the proposal is that there is approved planning for 45 new houses and children's play area (sited nearest to the airfield) in the fields adjacent to Northwood House and Paynters Croft.

The transport assessment supplied in the application states:

"the B2233 is suitable for experienced cyclists to travel to the site from adjacent villages for employment purposes."

With 76 more large lorries on this stretch of road per day I am concerned about the safety of non "experienced" cyclists and families wishing to cycle from Yapton to the newly created cycle path on the A259.

All data regarding traffic movement in the immediate area was only collected on

Wednesdays. Ford market entrance nearby generates a large increase of cyclists and hundreds of cars on a Thursday and Saturday morning, neither of these days were studied.

I believe 7am is too early for an industrial process to start when it is so close to residential areas. If passed it would involve heavy goods traffic and commercial noise from 7am 6 days a week all year and this sets a standard by which other nearby commercial processes may apply to do likewise.

*The Assessment of alternative sites supplied with the application states:
That the application is a departure from Arun's own policy in that KRM is not an existing business located in the Arun district and the site is located outside the built up area.
An alternative company EKA concrete already exists as an established business supplying concrete for domestic and commercial use locally and is based nearby at Baird business park ,Climping.*

Lastly the timing of this application has meant the surrounding parish councils have not yet had the opportunity to meet and discuss the implications of this plan on their parishes.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning