

Christopher Self CEng FStructE

Chartered Structural Engineer

New Spinney, Spinney Lane

West Chiltonington RH20 2NX

Comment on Arun District Council Planning Application FG/138/21/PL

My wife and I are the previous owners of Millwood House, together with the field which is the subject of this application. We sold the property to Mr Mrs Hyatt in 2019. I am writing in support of this application.

I am of the opinion that the proposed use is very sensible. The field was not suitable for growing crops. The soil was poor and the windbreak trees shaded the whole site. Apart from a few rabbits and the occasional sparrows, wildlife was very scarce. Previous to our purchase in 2007, the field had been used for many years by McIntyres, to store plants in pots, plus parking of agricultural/landscaping equipment from their large industrial landscaping business.

The field is virtually completely obscured by trees on three sides and a high wooden fence and sporadic trees on the east side. Even in winter it is hard to see it from Highdown Hill or the A259. It is immediately adjacent to a multi-user industrial complex on its east side, so it would certainly not be out of context with its surroundings.

The field is remote from the nearest residential property, The Chalet, which is about 110m away to the south-east. The access lane is around 50m from the west side of that house so it is unlikely that there would be any problems with overlooking.

I understand that there might have been a suggestion of increased likelihood of flooding from the proposed change of use? In the 12 years that we lived at Millwood House, the only flooding we experienced, on two occasions, was due to very heavy rainfall coming off the guttering of the greenhouses belonging to The Chalet because their soakaway was blocked. Even then it was only a 3m diameter puddle about 3cm deep in the gravel drive to the north of our house. Half an hour after the rain stopped, the puddle was gone. No problem if the neighbour's soakaway is enlarged and properly constructed.

Open storage will mean no large containers or similar buildings to be constructed. The proposed surfacing of porous road planings will enable rainwater to percolate through the ground just as it does now.

The wide access/turn off from the A259 is ideal for the proposed use and should not cause entry difficulties for delivery lorries.

Open storage seems a good use for an unused field which does not support plants very well.