

**From:** Nicola Spencer on behalf of Planning.Responses  
**Sent:** 13 April 2022 20:59  
**To:** Planning Scanning  
**Subject:** FW: redevelopment of the windmill pub R/60/22PL  
**Attachments:** Planning for the windmill2.docx

**Nicola Spencer**  
Technical Support Manager,  
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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**From:** Anita Gardner  
**Sent:** 13 April 2022 10:48  
**To:** Planning.Responses  
**Subject:** FW: redevelopment of the windmill pub R/60/22PL

Please treat as a rep

**Anita Gardner**  
Principal Planner



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
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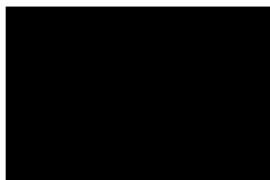
**From:** PETER BUNCE  
**Sent:** 31 March 2022 15:12  
**To:** Anita Gardner  
**Cc:** Peter Bunce  
**Subject:** RE: redevelopment of the windmill pub R/60/22PL

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Dear Anita Gardner

We have attached a document with our objections the above proposal.

Regards Peter & Janet Bunce



Sent from Mail for Windows

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**From:** [REDACTED]  
**Sent:** 29 March 2022 14:42  
**To:** PETER BUNCE  
**Subject:** RE: redevelopment of the windmill pub R/60/22PL

Dear Mr Bunce,  
I can't locate the details and have e-mailed the agent to request they are submitted for consideration.  
Regards  
Anita Gardner

**Anita Gardner**  
Principal Planner



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**From:** PETER BUNCE [REDACTED]  
**Sent:** 27 March 2022 16:42  
**To:** Anita Gardner [REDACTED]  
**Subject:** redevelopment of the windmill pub R/60/22PL

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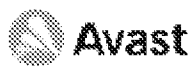
Dear Ms Gardner

I have just found out about the redevelopment of the windmill pub, I have studied the plans on the Arun website but cannot find any details about the size and construction of the proposed bin store located very close to the restaurant and the rear boundary where my neighbours and my own garden is located.

I would be grateful if you could tell me where this information is located as it appears to have been omitted from the plans

Regards Peter Bunce

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### **Arboricultural Report 3.8.1**

I am surprised that in this day and age 2 mature trees T1 & T2 that with proper management could last 20 years are going to be removed. The Report states there are no trees recommended for removal within the proposal. However, trees T1 & T2 next to the car park could be considered for removal to allow better site access and to the garden after completion. These trees are right at the back of the site on the rear boundary and do not and will not interfere with access to anything.

### **Landscape Strategy Master Plan and DAS Statement 9.00 Landscape and Ecology.**

This shows trees T1 and T2 will be removed to allow space for a refuse store “yes a refuse store” you read that correctly, not a good swap. This store could easily be combined within the bin collection store at the front of the site, away from the restaurant seating, path to garden and nearer to where the majority of the waste will be produced.

Currently T1 & T2 will act as a screen to the proposed large development that is finishing very close to the rear boundary, making it less of a major impact to those people living in Fircroft Crescent.

I suspect removing these trees is solely a cost issue relating to the foundation depth required if they remain and future Building insurance requirements, removal of these mature trees **should not be allowed...**

### **Transport Statement**

The Transport statement appears to claim a net reduction in vehicle trips both during the week and at weekends, I would vigorously dispute this.

It is inconceivable that by adding a 20-room hotel, incorporating a restaurant with 78 seats plus the 14 extra seats (shown as an overspill area in the landscape strategy master plan 1), keeping the bar, adding a pool and spa, an outside bar with bar b q area and deck for events will lead to a reduction of traffic movements!

Surely the whole point of this large development with a possible hotel and 92 seat restaurant is to increase business and the number of people using it and thereby vehicle trips.

### **Transport Statement 3.6.2**

It states and I quote “whilst the car parking provision exceeds WSCC expected parking demands. It provides reserve parking for infrequent busy periods. **Given the lack of alternative parking in the local road network** the provision is considered appropriate”.

This statement appears to be misleading as it only applies to 1 parking space per hotel room, 20 spaces, and makes no provision for the parking requirements for the restaurant, bar, events area and extra staff etc.,

### **Transport Statement 2.3.1**

It states “however the presence of off-street parking facilities means the demand for on-street parking will be limited”, only 27 parking spaces are proposed which according to the application is 3 less than they have now (as stated in the application vehicle and parking section), 20 of these will be allocated for hotel rooms leaving only 7 spaces.

With all the additions to the site hotel, restaurant, pool, spa, outside bar events area and extra staff etc., the overspill of parking onto surrounding roads will happen on an even more regular basis than it does now on sunny days, and could well start happening on a daily basis.

Windmill Drive becomes a car park at times as things stand now. People are thoughtlessly blocking driveways and dangerously parking too close to the junction with Mill Lane and Windmill Drive.

Installing double yellow lines to reduce the dangerous parking will help but only serve to move the problem elsewhere i.e., Fircroft Crescent, Mill Lane etc., If people cannot park onsite, they will inevitably spill into the surrounding residential roads. The Transport Statement has already conceded there is a **lack of alternative parking in the local road network**.

Where do you recommend the patrons park? The parking is totally inadequate for a development of this size.

### **DAS STATEMENT 15.00 APPENDIX C VENTILATION SERVICES SUMMERY**

According to the application the galvanized steel duct work that would vent the proposed commercial kitchen will be venting 1000mm above any roof ridge within 20 mts of the kitchen. This does not appear to be shown on the drawings, possibly because it may be quite prominent and visually displeasing.

Finally, if this development goes ahead, it will provide an ideal event, wedding venue and with that comes an increase in noise, particularly loud music. An issue that has been reported to the Environmental Agency in the past.