

Steven King

From: John Barham [REDACTED]
Sent: 03 May 2025 16:44
To: Steven King
Subject: DM/24/2622 - Comments from the Rangers

Dear Steven,

Re: Comments regarding Phase 1b

We have made efforts to engage constructively and maintain good neighbourly relations throughout the planning process, from pre-application discussions through outline planning and into the reserved matters stage. As part of this approach, we shared our latest proposals for Phase 1b with our neighbour at The Rangers a few months ago.

Following the conversation, we amended the proposed HGV parking area to open storage as he expressed concerned around potential noise from large vehicles, and constructed a 2-metre-high, 2-metre-wide grass covered earthen bank, set back 3 metres from our boundary.

This is complemented by an existing conifer hedge that provides visual screening and noise mitigation for this phase of the development.

Further, the dwelling at The Rangers is approximately 100 metres from the application site of Phase 1b. At this distance, we believe the construction of Buildings M and N, along with the proposed B1c and B8 storage uses, will not adversely affect residential amenity.

Re: Concerns regarding the existing adjacent current hardstanding area

Permitted Use:

The existing area of hardstanding at Barns Court adjacent to the Rangers is currently occupied by local business E&R Freight as an HGV yard. This business has been there since around 2001, and a certificate of lawfulness was issued in 2008, as the hard standing predated this occupier. The use of this area as HGV yard predates our neighbour's ownership of The Rangers, and it is reasonable to assume the commercial nature of the site was known at the time of their purchase.

Noise Mitigation:

The dwelling at The Rangers is approximately 80 metres from the boundary of the existing compound. To assist in mitigating any commercial noise, we have constructed a 2-metre-high, grass-covered earthen bank within our boundary.

Views from Copthorne Common Road:

E&R Freight's HGV yard at Barns Court is located more than 100 metres from Copthorne Common Road. Even in winter, it remains largely screened from view by existing tree cover and our other neighbour's land at Firs Farm.

It is accepted that the existing commercial buildings and storage areas, while well-screened from the road, are maintained in keeping with their age and use, but the redevelopment proposals of Barns Court will significantly improve the presentation of the estate with new, wood clad workshops and landscaping.



Flooding:

We have been shown the area of concern regarding flooding near his far western boundary, adjacent to his neighbour at the Coach House. This area lies approximately 1 metre above the level of the adjacent stream, which suggests the issue is likely a localised one between The Rangers and the Coach House, rather than originating from Barns Court.

Kind regards

John