



From: Julie Bree [REDACTED]
Sent: 08 March 2015 14:56
To: Ross Leal
Subject: Application Ref: AL/9/15/CLE Hales Barn

Dear Mr Leal

I have attached in detail my objections to the above application for a Certificate of Lawfulness for an existing use of land for the stationing of static caravan, please see attached file AL.9.15.CLE.3.15.pdf together with further documented evidence to support my objections.

If would please let me know that you have received the documents in good order by return.

Thank you.

With kind regards

Thatched Cottage
Arundel Road
Norton
Chichester
PO18 0JX

3rd March 2015

F.A.O. Mr Ross Leal

Planning and Building Control Division
Arun District Council
Maltravers Road
Littlehamton
BN17 5LF

REF: Application Ref: AL/9/15/CLE Hales Barn Farm

Dear Mr Leal

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of static caravan on open space to the side Hales Barn AL/9/15/CLE. As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development has serious impact on the character and amenity of neighbouring residential properties and detriment to the local environment. The site is open space and woodland and should respect the intrinsic character of this area and the siting of a static caravan and human habitat leads to the loss of valuable green space.

1. Protection of Valuable Open Space Under TPO

The site is open space and protected woodland with TPO/1/89 in place and to be a direct contravention to protect and enhance the local environment, including trees and woodland. There is a covenant clause (please see attached Land Registry documentation, halesbarn_register.pdf - halesbarn_titleplan.pdf). The green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to our heritage and landscape. In contravention to AL/73/05 planning permission to safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2. Ground Stability and Drainage

The land in question was once the site of a stream and significant moisture in my garden leads me to believe that there may still be some form of watercourse running beneath the land. I have concerns about the impact of the proposed development on surrounding properties in terms of drainage as well as ground stability. Level Mare Lane has been known to severe local flooding leading to the lane closure over several years.

Septic Tank: Where in relation to the static caravan (submitted block plan 17635F6C-391C-4E41-A824E349F609EC2C) is the siting of the septic tank and was planning permission granted for the siting of a septic tank.

3. Public Highways/Public Footpath 312

The static caravan can be visibly seen from the highway/public footpath and the position of the caravan adversely affects the character of the area and impacts directly on the public footpath (please see attached photographs StaticCaravan.jpg - StaticCaravan2.jpg).

Inadequate Parking and Access

I believe that the proposed development is a direct contravention to the Highway Agency and Planning & Property Consultants Ltd AL/73/05 planning permission to the primary access of Level Mare Lane with outlined configuration. The configuration of the road has adversely changed on 20th November 2014 (please see attachments Fenceobstruction.jpg Fenceobstruction2.jpg vehiclebeingobstructedfromturningatmaincomplex.mp) by obstructions this now seriously inhibits vehicles from accessing and turning around in the main complex of buildings and in particular emergency services and large utility vehicles to deliver or repair essential amenities to the surrounding properties and creates a conflict between pedestrians, cyclist and vehicular movement either by foot or vehicular on the highway/public footpath. There is also a covenant protecting access rights of way and all amenity services without obstruction (please see attached Land Registry documents thatched_register.pdf Thatch plan 2.pdf statutorydeclarationpratt-1.pdf).

I would be grateful if the council would take my objections into consideration when deciding this application. I would welcome the opportunity to meet with a representative of the planning department at my home to illustrate my objections at first hand.

Yours sincerely

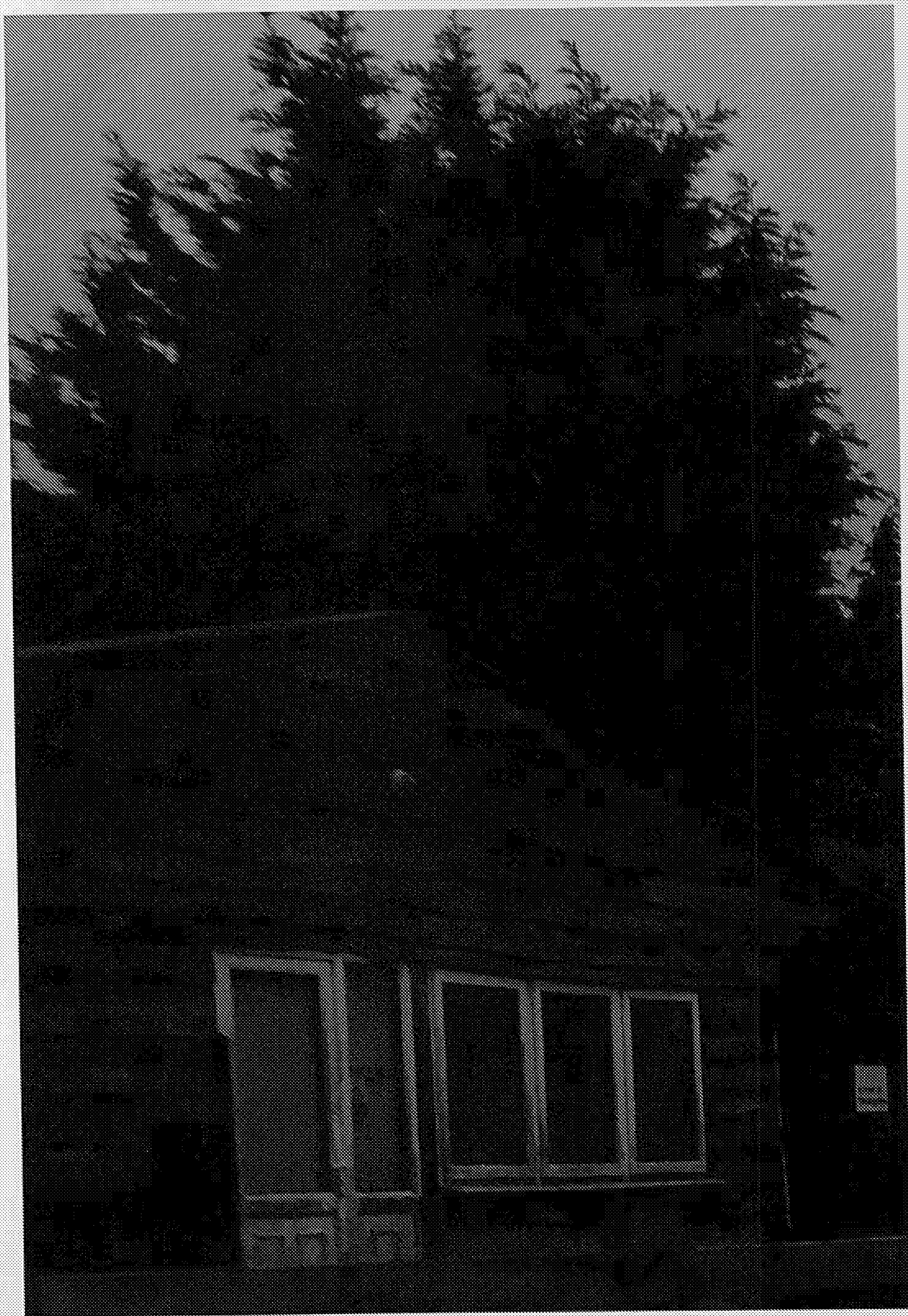
Julie Bree (Mrs)
Encl:











Julie Bree

 Before printing, think about the environment!

Thatched Cottage

Arundel Road

Norton

PO18 0JX



STATUTORY DECLARATION

I PHILLIPA LILIAN PRATT of Thatch Cottage Hales Barn Farm Arundel Road
Norton Chichester West Sussex PO18 0JX DO SOLEMNLY AND SINCERELY

DECLARE as follows:

- 1 I am the owner of the freehold property known as Thatch Cottage Hales Barn Farm Arundel Road Norton Chichester West Sussex PO18 0JX ("the Property") which is shown edged green on the first plan annexed hereto ("Plan 1") and registered at the Land Registry with Title Absolute under Title Number WSX160655
- 2 Adjoining the Property is an accessway ("the Accessway") shown coloured brown on Plan 1.
- 3 The Property is served by a cesspit ("the Cesspit") the approximate position of which is shown by a blue cross on the second plan annexed hereto ("Plan 2") and the Property connects to the Cesspit by the pipes ("the Pipes") shown by the broken line on Plan 2
- 4 To the best of my knowledge Plan 1 and Plan 2 are accurate
- 5 To the best of my knowledge the Property was constructed in approximately 1750 and the Cesspit was constructed in approximately 1960
- 6 I have occupied the Property since September 2004 and since that date the Accessway has been used by myself my family and persons visiting or calling at the Property at all times and for all purposes with or without vehicles as of right without hindrance and without the consent of and without payment of any kind to any person or persons or body corporate up to the present time and continues to be so used. It is apparent from

looking at the Property and the access to it that the Accessway has been used since the Property was built

7. Throughout my period of occupation the Property has been served by the Cesspit and the Pipes at all times and without hindrance and without the consent of and without payment of any kind to any person or persons or body corporate up to the present time and continues to be so used

8. During my period of ownership I have never paid for any maintenance or upkeep to the Accessway nor has any demand for payment been made to me

9. With regard to the emptying of the Cesspit this has been done by Jenkins District Council upon my request to Jenkins to do so and has been emptied regularly during my period of ownership.

10. Adjacent to the Property is a car port in the position edged ^{and hatched} blue on Plan  11

1. I have used this car port for storage of vehicles and other chattels throughout my period of ownership of the Property without the consent of any third party; I am unaware of who may own the land on which the car port is situate and have received no communication from the paper title owner and as far as I am aware my predecessor Anthony John Baxter used the said car port for similar purposes.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED at *Jump & Co Solicitors*

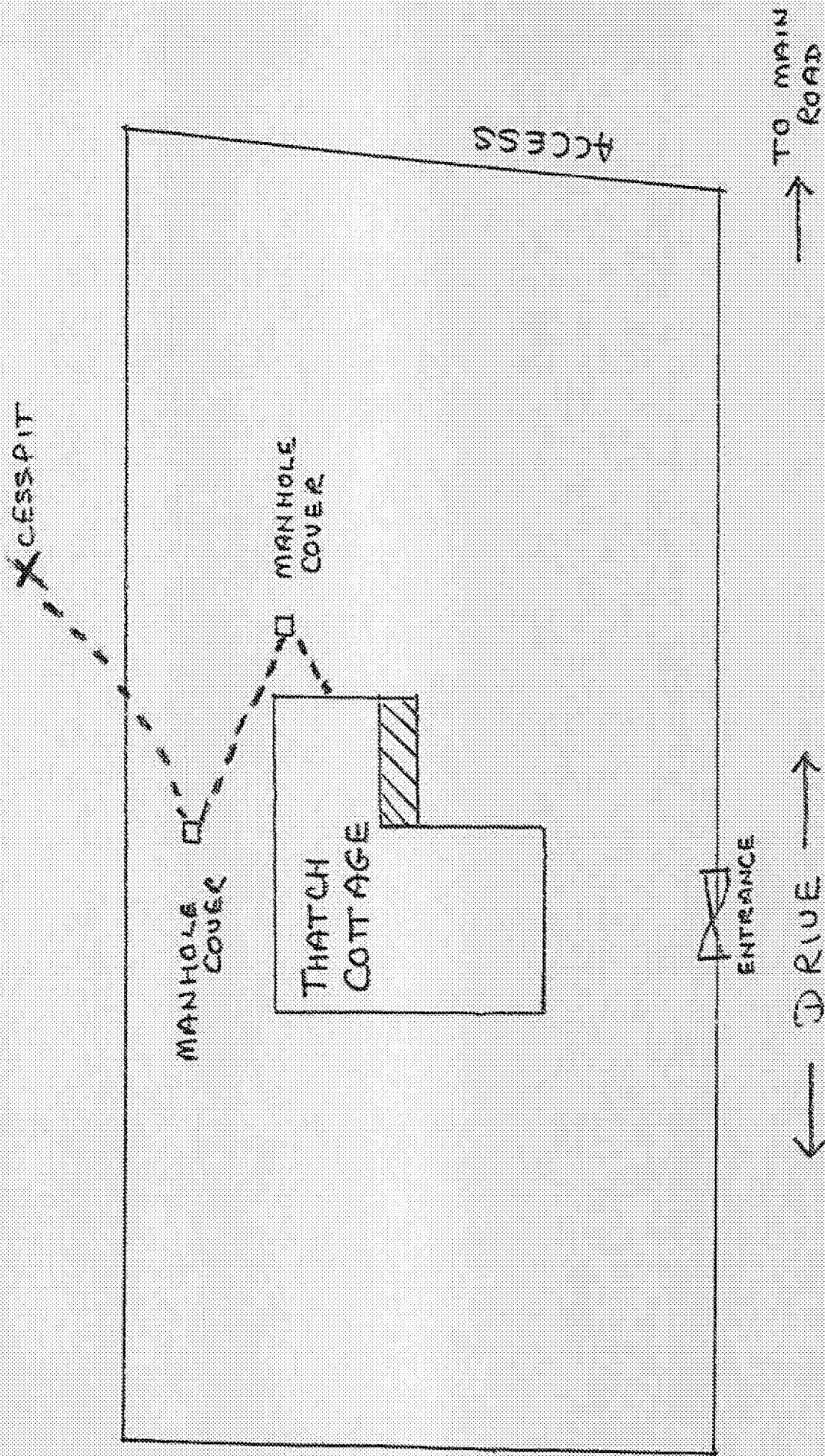
In the County of *West Sussex*.

This *30th* day of August 2012

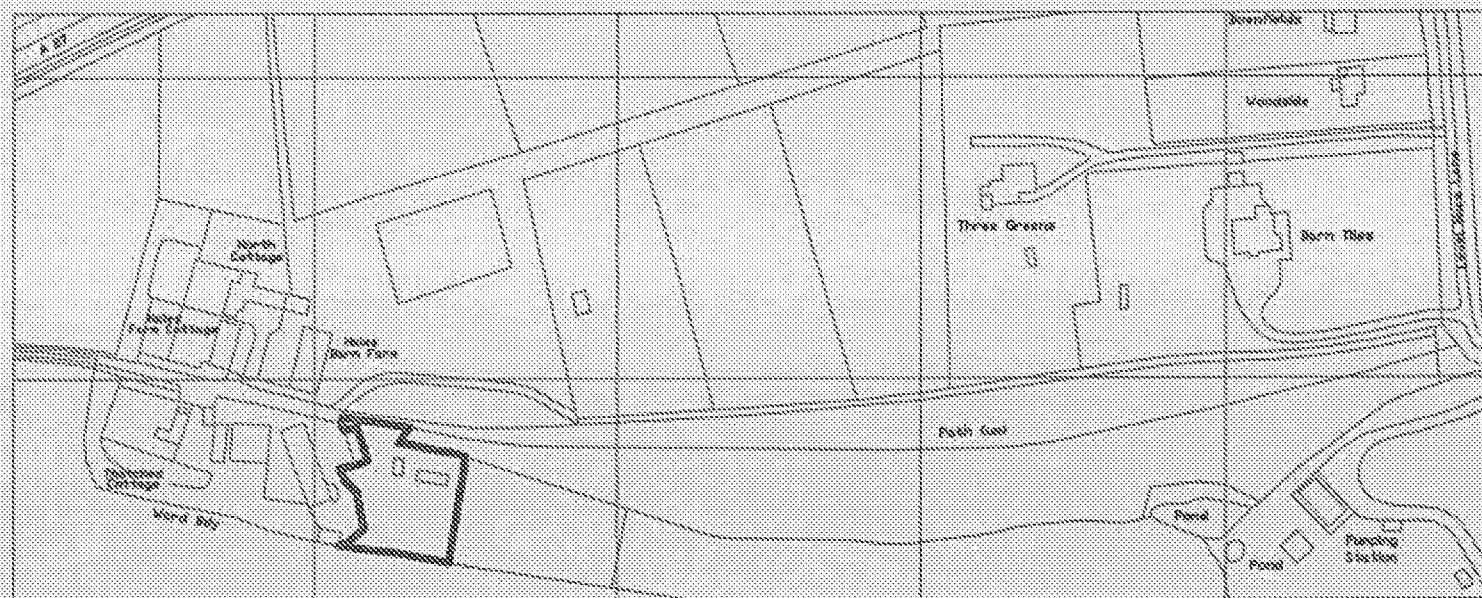

Solicitor *Commissioner R. Oates*.

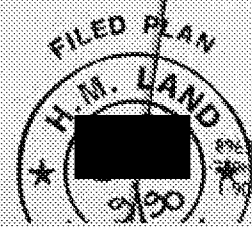
Jump & Co Solicitors
92 High Street
Seabey
West Sussex
PO20 0QG.

PLAN 2



NOT TO SCALE





3035
4.442ha
10-98

3300
8.004ha
21-76

3300
6.56ha
1-62

71.8m

BM 20.80m

Fennich Cottage

2984

227ha

56

Murrayfield
Cottages

2662
11.3ha
28