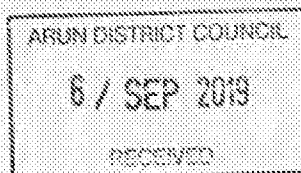


33 Nightingale Lane
Barnham
West Sussex
PO22 0DL



FIRST CLASS
4.9.19

Dear Sir/Madam

Objection to Planning Application – BN/66/19/PL
Land off Canal Mews, Barnham PO22 0DL
Erection of 3 swellings

I have been the owner of 33 Nightingale Lane for the past two years, having purchased it as the second owner. I hereby raise the objections below to the above planning application.

1. I purchased this property predominantly for its open green space, private location, private land and peaceful setting. The proposed erection of three additional properties on the green space land within the development was not revealed during any search of the property. This begs to question why these additional homes were not built at the same time as the remainder of the development. I consider this to be extremely underhand and deceitful. As residents, we were led to believe by Croudace that the green space off Canal Mews was part of the development, and as such maintenance of this land has been encompassed in our maintenance charges for the past three years.

2. To the East of Arun Place, an unauthorised footpath has been installed, thereby significantly increasing footfall across the private development. The erection of a further three bungalows will only serve to increase this footfall. In this regard, no "impact assessment" appears to have been undertaken.

3. There is already inadequate parking within the current development for visitors. The proposed bungalows have inadequate onsite parking and no additional visitors parking has been planned to accommodate three additional homes, thereby inevitably this will lead to on-road parking and abuse of our current regulations. The road is not wide enough to accommodate two passing vehicles and with very limited pavements to only one side of the road, with some homes directing fronting the road, on-road parking will lead to issues of health and safety to residents. One of the properties on the bend of Nightingale Lane sustained damage last year due to a car skidding on ice and a bollard has also been damaged by a car.

4. Arun Place is a private development incurring maintenance charges paid for by the owners and shareholders. The road in Nightingale Lane has subsided due to heavy lorries during Phase II. Additional HGV's etc., during the construction of additional dwellings can only have a detrimental effect on an already damaged road, on which we pay maintenance.

5. Of great concern is the fact that surface water drainage is to be via the culvert directly behind our home. This culvert is poorly maintained and often completely full during periods of rain and remains so for lengthy periods during winter. Due to the grass cuttings that are constantly left within the culvert from the grounds maintenance team, the culvert is now approximately half the depth it was when we took over the property two years ago and I propose will be insufficient to encompass three further properties, leading to possible flooding and damage to our homes, in an area which is already highlighted as "at risk" of flooding by the Environmental Agency, raised at survey.

6. It is understood that in order to erect three further properties, it will be necessary to re-site the current sewage plant. This raises concerns as we have already experienced blockages in Nightingale Lane. Additional homes and re-routing of the sewage plant will only exacerbate the current problem.

7. Disruption over a lengthy period of time, not only in regard to the inevitable environmental noise, dust etc., but the heavily laden goods vehicles, vans, staff, temporary washrooms, all adding to the already subsiding road surface. Concerns are raised not only as to access for construction vehicles over "private property" but the unloading of HGV's on a narrow road and parking for construction vehicles? Current residents have the right to be able to safely access the roads and footpaths around Arun Place, and enjoy free and uninterrupted access to our green space. In addition, emergency services require safe and uninterrupted access to any homes within Arun Place at all times.

Yours Sincerely



Barbara Jackson

Development Control
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