

14, Nightingale Lane

Barnham

PO20 0DL

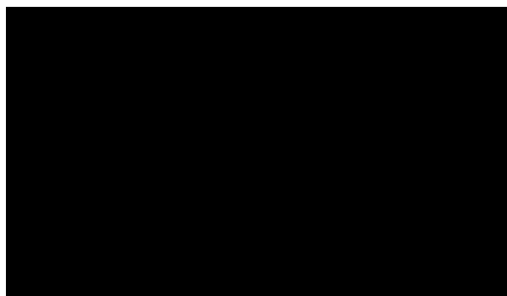
10th September 2019.

Dear Maria Tomalova,

Please find enclosed our
objections to planning application
BN/bb/19/PL.

Yours faithfully

AW & LM KENNY



- The proposed development is situated entirely within private property.
- The 'Planning, Design & Access Statement' refers to there being direct access from two roads at the SE and SW corners of the proposed site – this is not the case as both roads are on, and accessed, via private property.
- There appears to be no traffic management for 'Arun Place' – the roads are narrow, and the constant speeding traffic is only likely to be exasperated by more properties being constructed.
- Increased traffic flow either by residents of any new properties, plus services for any such properties, is only going to increase the risk of an accident occurring involving pedestrians, property (has already happened) or other vehicles. The risk is already considered to be high owing to the narrow roads

and speeding vehicles mounting the pavements to avoid other vehicles and to take tight bends at speed.

- Significantly increased footfall within 'Arun Place' since unauthorised footpath connection from new Redrow development to the east of 'Arun Place' – still in dispute – footfall will be further increased should this new proposal be granted.
- No impact assessments found.
- There is already a lack of visitor parking in 'Arun Place' – this is causing parking issues now and is likely become a far greater problem should more properties be built.
- Section 3.00 of the 'Planning, Design & Access Statement' states "An easement zone for the future maintenance of the sewer will to be provided." – not only does this sentence not make sense, the proposed development is fully contained within Private Property.
- This above referred to sentence is also in conflict with Section 2.00 of the 'Planning, Design & Access Statement' – Paragraph 13 (top of page 4) states the following:

"An easement zone for the future maintenance can be provided and this is shown on the layout plan 1705-01F accompanying the application."

'can' in this section – 'will to be' in Section 3.00? – NB. It has not been possible to locate layout plan 1705-01F.
- Section 6.00, Layout, of 'Planning, Design & Access Statement' states access to be directly off Canal Mews, Arun Place is Private Property.
- Section 6 of form PP-07417695 (Application for Planning) – Existing Use – States the site is currently vacant. However, it is understood there to be existing surface water collection tanks situated under the surface of the proposed development area.
- It is understood the surface water run-off is to be via a culvert to the East of the proposed development – this culvert is in a poor state of repair and concerns are raised regarding its adequacy.
- Authority to enter and cross private land to undertake building works and the access restrictions associated with this.
- Disruption over a lengthy time period, not only with regard to the inevitable environmental noise, dust etc., but the heavily laden goods vehicles, further damage to the private road surface as a result. Sitting of HGV's during works in a narrow lane, thereby restricting residents from using the roads safely. Increased traffic on the tight bends of Nightingale lane with vans, site staff, in addition to the goods vehicles mentioned above.

- • Re-siting of the sewage plant further north and backing up drainage concerns in this respect, affecting current residents.
- • In regard to surface water drainage, the area has been highlighted environmentally as a risk area for flooding as identified in our searches and additional buildings will only serve to increase this risk.
- • Inadequate parking facilities for the 3 proposed properties and no additional visitors parking provided in an already lacking area for additional vehicle parking, leading to obvious road parking abuse
- • Why were residents not informed of proposals when purchasing our homes, and why were they not built at the same time to save all the upheaval and disruption of having them built now? We feel this is extremely underhand and deceitful of Seaward /Croudace and residents were led to believe that the land was part of our communal green areas by Croudace.
- • If the plan goes ahead this could cause flooding to surrounding areas. The planning application refers to the surface water run off going into the existing Culvert (ditch) that runs along the back of the gardens of Nightingale Lane. This ditch in question fills up in heavy rain and doesn't run away for days. The ditch is even blocked at one end with a plastic cover so the water has nowhere to go. The ditch is never maintained, it is only half the depth that it was when we moved here three years ago and has silted up. Also HML cut the grass which form the sides but don't take the cuttings away. Adding another three bungalows to this culvert will only exacerbate the problem.
- • The proposals also states that the sewers would have to be moved to allow proposal to go ahead. This could cause major problems, residents have experienced blockages already in Nightingale Lane in the past and this needs further investigation. It is unclear if it is a pumped system or gravity fed as if it was gravity fed and the falls were not correct all our properties in Nightingale Lane would block up continually.
- • How can proposal go ahead if residents own Private road. Surely they would need our permission as shareholders for access of site. Also where would materials be stored, and where would lorries go as the road is not wide enough for two cars to pass at the same time. Residents in Nightingale Lane would have no access at certain times when trucks are in the way. Also could damage road.