

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 September 2019 11:05
To: Planning Scanning
Subject: FW: Objections to Application_Ref_No=BN/66/19/PL

From: [REDACTED]
Sent: 17 September 2019 08:38
To: Planning.Responses <[REDACTED]>; Maria Tomalova [REDACTED]
Subject: Objections to Application_Ref_No=BN/66/19/PL

Dear Ms. Tomalova,

I wish to register an objection to the planned development at Nightingale Lane - BN/66/19/PL. I have serious concerns about the proposed development that I wish to be formally recorded.

General Considerations

The Arun Place development is a private estate, whereby the residents pay for the ongoing maintenance of the common areas. There has been no consultation with residents as whether there is agreement with this development, let alone the finer intricacies of the provision of access rights and how the maintenance of common areas will be managed moving forward.

Having significant building works proposed in such proximity to existing houses poses concern of damage to our existing infrastructure, such as the road as well as vibration damage to our home from the proposed building works.

Environmental considerations

The proposed buildings will be in exceptionally close proximity to existing homes, presenting significant concerns for both Noise and Dust nuisance through the wholesale activities that are part of the proposal.

Biodiversity & Ecology

There is a blossoming natural environment – that includes hedgehogs, mice, and many native birds that nest and forage in the hedgerows and trees. Having seen the complete lack of regard for wildlife and tree protection in the construction of the neighboring development there are grave concerns for the care and protection of our existing wildlife, hedgerows and trees.

Access

The Arun Place development is a private estate, whereby the residents pay for the ongoing maintenance of the common areas. There has been no consultation with residents regarding the use of the access road to enable to development of the properties nor access in the future for the residents of the proposed homes.

The plot of land being considered is small in size, there are significant concerns over how an appropriately size construction compound will be facilitated and maintained during the construction of the proposed houses to ensure the safety of our residents. The access road is narrow with a blind bend, presenting a significant safety risk to the

residents of the Arun Place. The road is not currently wide enough for two vehicles to pass. Let alone sufficient to enable numerous HGV and Plant movements that would come with the construction of this development.

Parking is already an issue within the development, the addition of three properties without any visitor parking presents a significant safety risk to the residents here, especially due to the lack of footpaths for pedestrian safety.

The lack of provision for visitor parking in the proposed development means that the secondary access route for the emergency services to safely access the Arun Place development in the event of an emergency is placed at risk of obstruction which ultimately poses a risk to life.

Flooding & Sewerage

There is a culvert that runs along the site boundary, this has a history of flooding and poor drainage, this will be made worse by the building of additional houses. The Ecological appraisal in fact describes the specified land as being "having naturally high groundwater".

On purchasing our property, the developers – Croudace (the original builders of Arun Place) indicated that the area that is now being considered in this application held the tanks that contained the surface water run-off, therefore the building of the properties will increase the likelihood of flooding to the existing properties.

There have been a number of sewerage related issues within the development causing sewage to back up, the building of new homes will increase. The planned re-routing causes further sewerage issues to the residents.

Local Amenity

The green space considered in this application provides vital breathing space for the residents of the development, it is common place to find children of the estate enjoying the health benefits of having a safe place in which to play. Representations were made to many of us when purchasing properties that the common areas would always remain as such – the common areas include the land proposed in this development.

The plans put forward the exterior brickwork of the planned properties are not in keeping with the design and styling of the development (DWG 1705-05C).

Neighborhood Plan

Schedule D of the Neighborhood Plan for Barnham & Eastergate identifies specifies a number of homes for this site, in granting this application this will be greater than the requirements in the local plan.

There is already a long and complicated planning history associated for this development, where planning applications have been refused.

Competency and Appropriateness

There is a lack of faith in ADC's ability to hold developers to account in line with their planning permission agreements based on the recent experience of the Redrow development.

There is concern by the residents into the appropriacy of the proposed development. The estate is private property and the common grounds are the legal property of Arun Place Management Company Limited, a company that is owned by the residents (being Members of the Company) of the estate.

In particular, we are currently investigating that the Company still owns the land on which the dwellings are proposed to be built, if the land has in fact been transferred to Seaward, we are particularly exploring whether or not the transfer was illegally entered into on the basis that we consider the sale may have been a substantial property transaction such that a resolution of the Members would have been required before the sale could proceed.

I am sure that you can appreciate the current discord and concern felt by the residents of Arun Place, by the duplicitous manner in which Croudace have acted. At no point have Croudace, or the Directors of the Company (currently all employees of Croudace) informed the residents of their plans or sought approval from them to take forward this application. This application is one of a number of complaints we have with Croudace and we will be addressing each of those with them, and HML Management directly.

Yours Faithfully

Mrs. C Odd

42 Nightingale Lane