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M A Siddons & G A Bird
10 Mant Close
Climping
Littlehampton
BN17 5TD

14 May 2018

Group Head of Planning,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF.

15 MAY 2016

Dear Sir/Madam

Re: Planning Application No. CM/10/18/OUT - (Case Officer Mr J Baeza)

Outline planning permission erection of 1 No. 4-bed detached bungalow, 2 No. 3-bed detached chalet bungalows & 2 No. 3-bed semi-detached bungalows & associated works. Departure from the Development plan of the site Mistletoe Farm, Horsemere Green Lane, Climping.

We the undersigned have examined the plans and wish to formally object to the proposed rear garden development of Mistletoe Farm by the erection of 5 units as outlined in the above planning application. We object on the following grounds:

1) Proposed Site/Plot Layout

This proposed planning application represents an un-neighbourly form of development requiring removal and felling of a large number of mature trees and hedgerows which form part of the local landscape character and a safe habitat for wildlife. The removal of trees and hedgerows in close proximity to neighbouring properties will expose the proposed dwellings which will be unduly prominent, and intrusive to residents of Wooldridge Walk. The proposed siting, scale and proportions fail to relate positively and appropriately to the neighbouring 'single storey' properties. This would be an overbearing and dense nature development which does not reflect the characteristics of the surrounding area.

2) Privacy

Plots 4 and 5 are not suitably positioned away from common boundaries to ensure that windows in principal elevations, above ground floor level, do not directly overlook and adversely affect the amenities of any existing residential property. Neighbouring occupants of Wooldridge Walk will be overlooked with a loss of their privacy, as well as dust, noise and vibration including disturbance from the adjacent proposed car parking areas when in use.

/continued

3) Safe and Convenient Access/Inadequate parking

The proposed site access road at Mistletoe Farm would restrict a view on exiting a right-turn from Wooldridge Walk or a left-turn from Appletree Close into Horsemere Green Lane. The location of a 'traffic calming island' (see photos enclosed) is situated opposite the proposed site access. Construction traffic will be restricted in making safe manoeuvres when entering and leaving the proposed site compromising highway safety forcing pedestrians/cyclists into the road - an accident waiting to happen!

What arrangements are proposed for contractors/personnel staff to park their vehicles during the course of any construction? Parking on the grass verge outside this site would be unsafe and further restrict the view of drivers along Horsemere Green Lane. In addition, surrounding residential roads do not have the capacity for parking of construction/ workers vehicles.

4) Sewage Disposal/Services/Waste

Proposed dwellings Sewage? Is it intended to use the existing main sewage disposal or an old system designed for the existing property at Mistletoe Farm if this can cope?

5) Removal and Felling/Trees & Hedges/Drainage

As referred in item 1. This application lists the required removal of a considerable number of large mature trees and hedgerows. The more mature the tree the more water it would have absorbed, thus the more movement that will occur as the water finds a new place to go. What proposed drainage and soak away plans are proposed to protect neighbouring properties from risk of excess surface water and flooding?

Removal and felling of trees and hedgerows on a scale required for this proposed development is an important loss of habitat for wildlife - every day there are fewer places left that wildlife can call home, which provides natural surroundings to create continuing gains for nature.

6) Highway Safety

Thorough and detailed assessment/traffic counts in recent years by Local Planning for proposed future building of dwellings in the Yapton, Ford and Climping have shown the major A259 and other junctions within ½ mile to be very heavily congested with regular queuing at the close-by accident 'black spot' Yapton Road/Oystercatcher junction where serious accidents and fatalities have occurred.

The proposed site for this application in Horsemere Green Lane, now having had traffic calming measures put in place, is far from being a pedestrian/cyclists safe road (importantly, lacking in provision of continuous footpaths). This road is subject to flooding by the village pond area and also Horsemere Green Lane/Croptorne Drive, it is not regularly maintained or kept in a good and safe state of repair, regular use by heavy goods traffic from and to A259 and A27 via Ford, add to continued deterioration and safety. Plant, Machinery and Construction site traffic (multiple lorries and trucks each day to the proposed site) will add further hazards. Ultimately, no matter what number, any regular increase in traffic will have an impact on a very busy narrow LANE originally designed for village and local traffic only. Photographs submitted with this objection may help to illustrate the road capacity and serious lack of provision for pedestrian/cyclists and their safety.

Despite 30 mph and traffic calming changes, speeding along Horsemere Green Lane can still be a serious problem with some drivers unwilling to give-way to oncoming priority traffic. As a result of these changes, there are 'blind-spots' just prior to reaching the first and last 'give-way points', road users unfamiliar with these blind-spots (i.e. slow moving construction vehicles etc) could result in serious consequences.

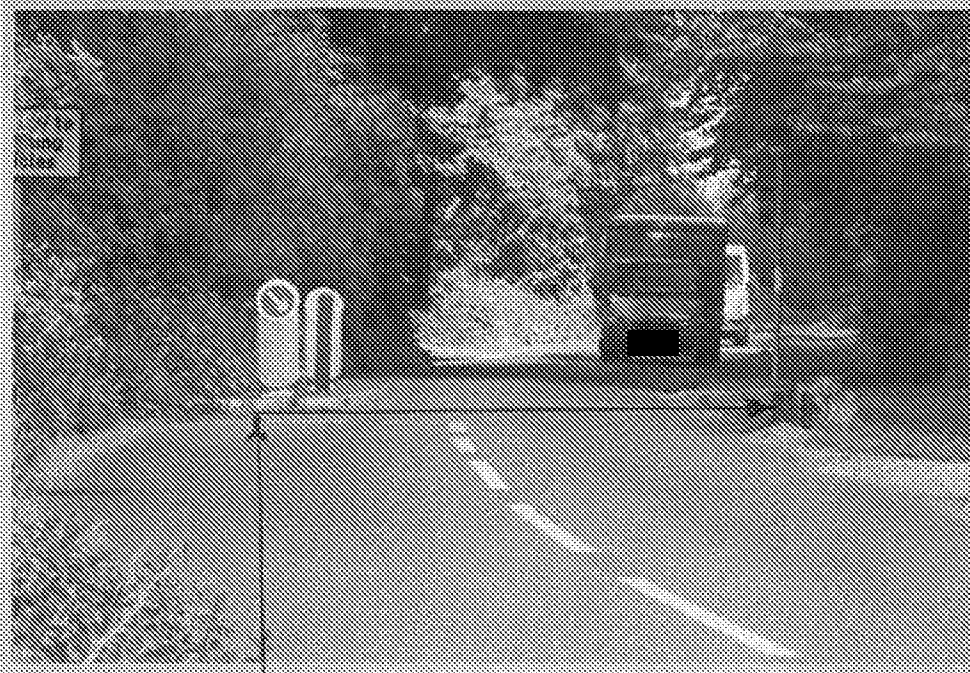
We trust that the above objections will be fully taken into consideration in determining this application.

Please note that our submission is in respect of the proposed development. Whilst we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

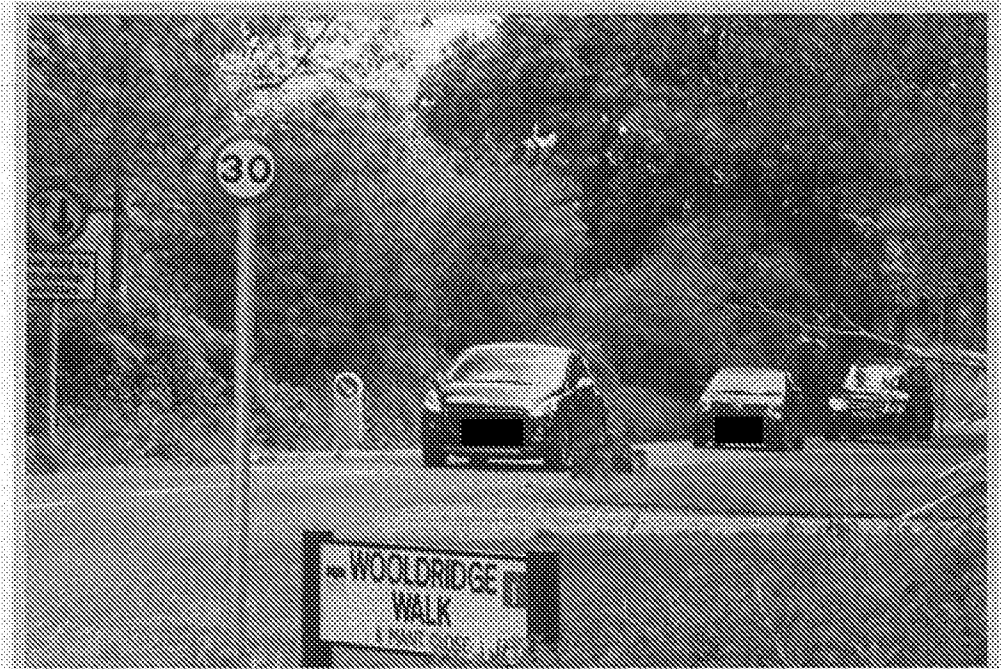
Yours faithfully

M A Siddons

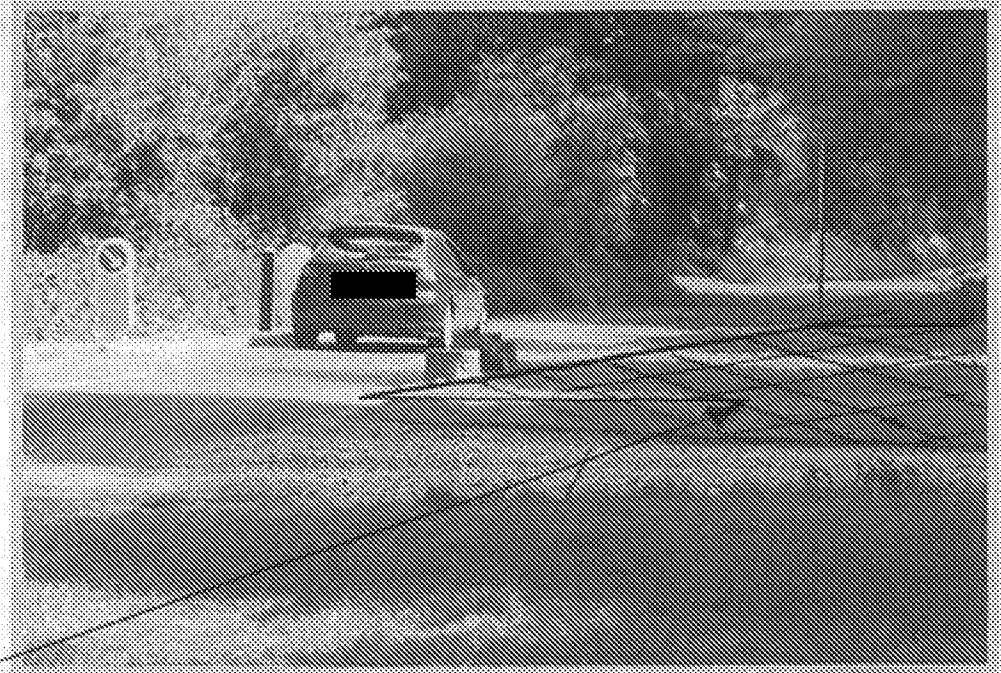
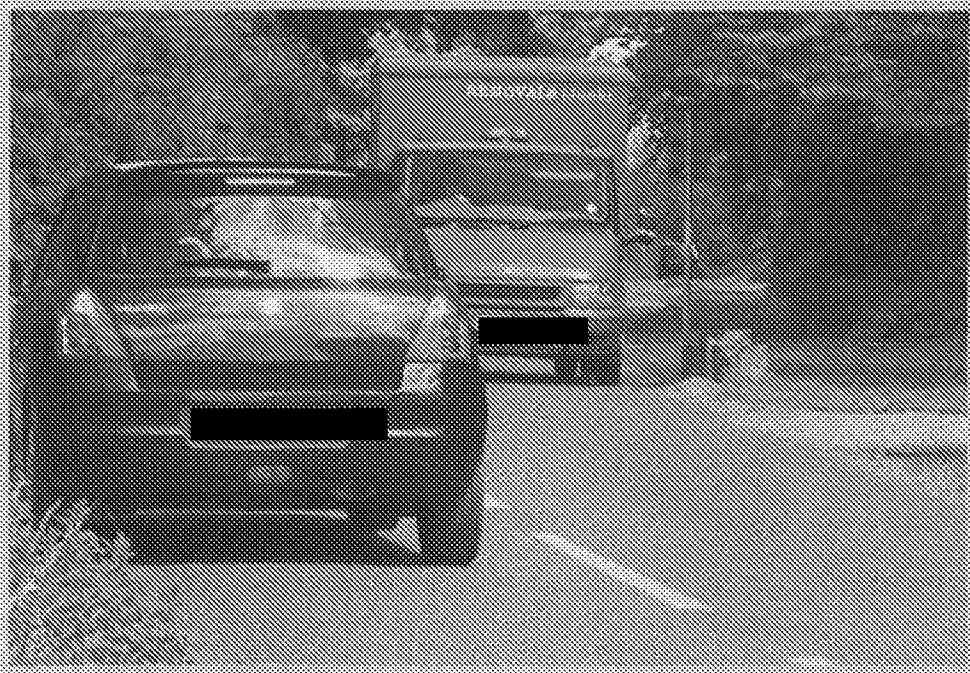
G A Bird



Traffic Calming Island opposite proposed access site at Mistletoe Farm.



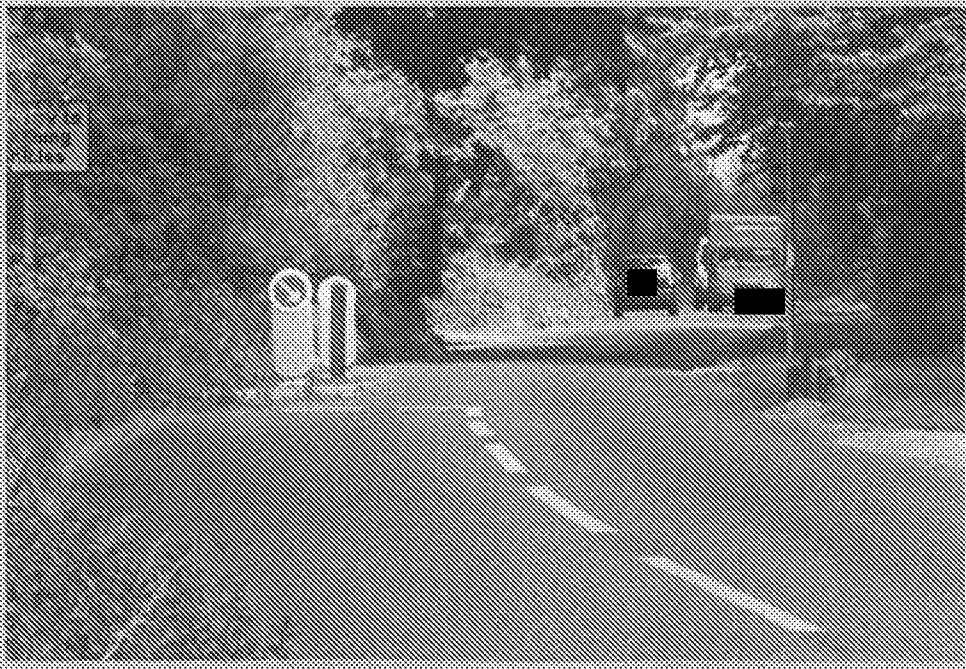
Restricted view exiting right turn from Wooldridge Walk

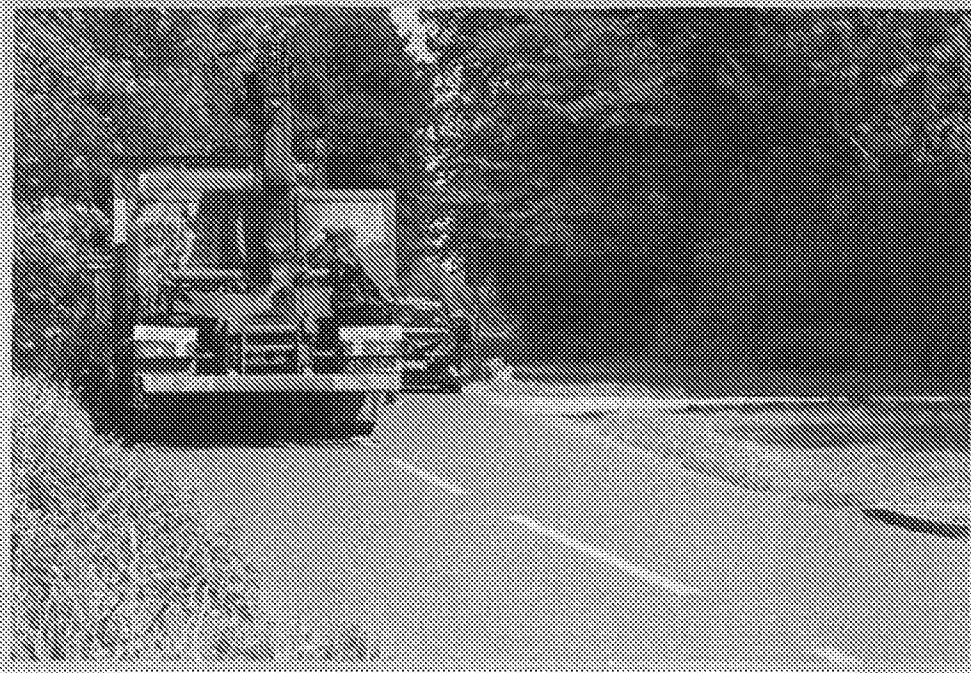


Vehicles parking on grass verge outside the proposed site would restrict view and safety for pedestrians, cyclists and other traffic



Heavy construction vehicles having to straddle the white line.

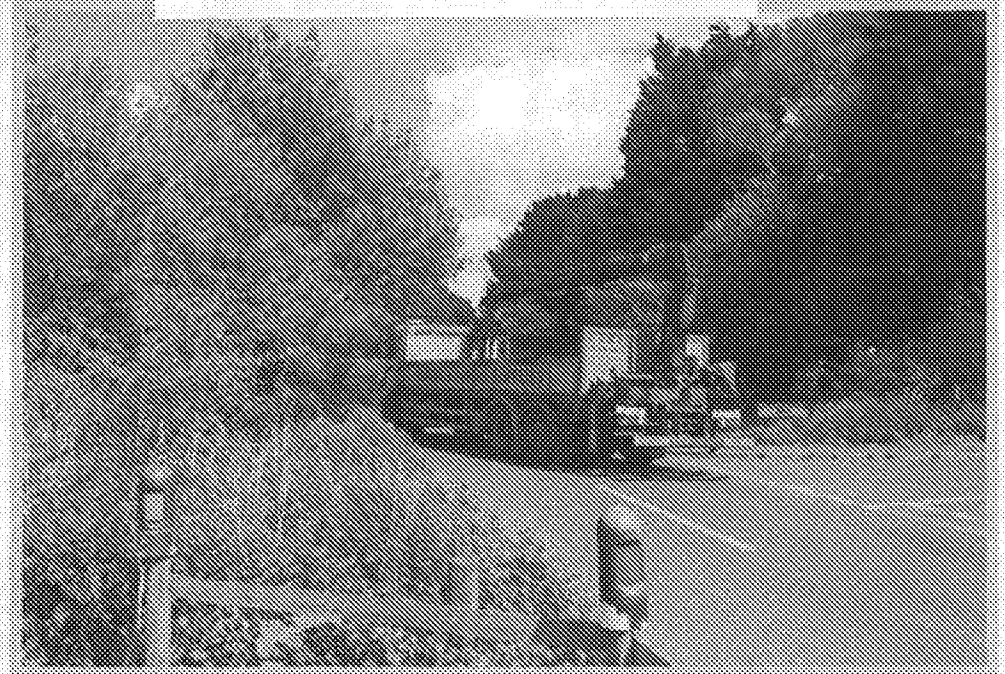
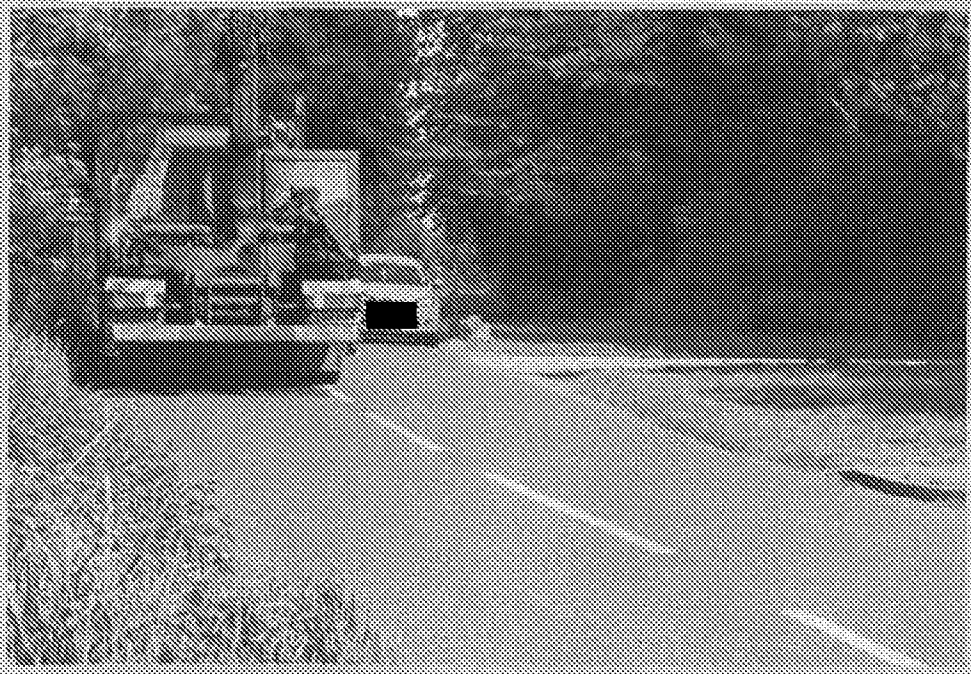


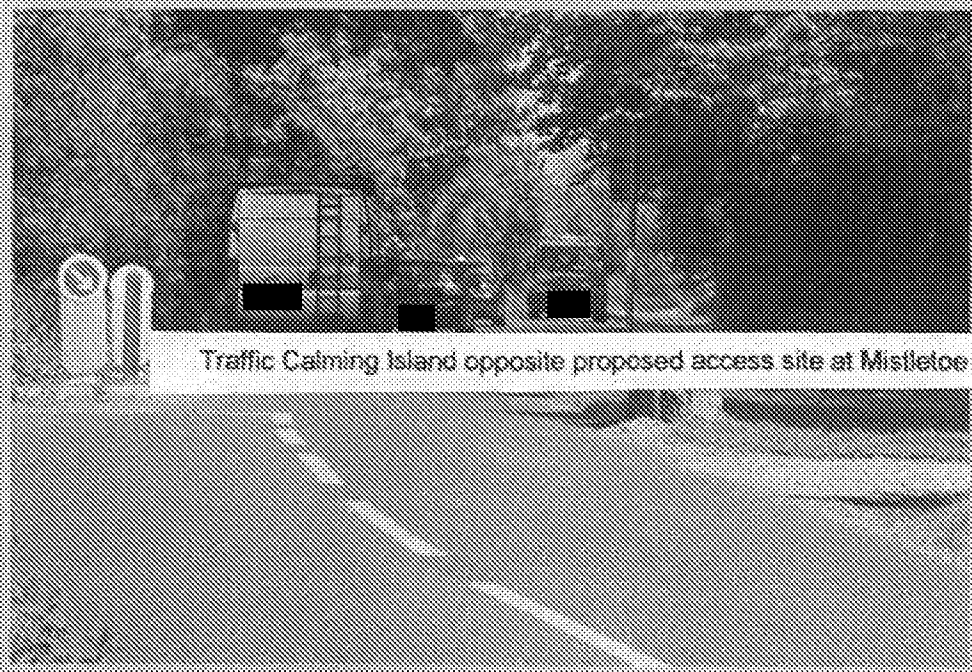


Heavy construction vehicles having to straddle the white line.



Proposed access site at Mistietoe Farm.





Traffic Calming Island opposite proposed access site at Mistletoe Farm.

