



Mr & Mrs M Perry
2 Wooldridge Walk
Climping
Littlehampton
BN17 5TB

14 May 2018

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

Dear Sir/Madam

**Re: Planning Application No. CM/10/18/OUT –
(Case Officer Mr J Baeza – 03-04-2018)**

**Application for Outline planning permission with some matters reserved for redevelopment of the site with 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.
Mistletoe Farm, Horsemere Green Lane, Climping.**

As a resident of Wooldridge Walk and being directly adjacent to the proposed development we wish to submit objections on the grounds detailed below:

Site Layout and Visual Impact

Having now had the opportunity to study in some detail the application as set out in Application CM/10/18/OUT, this plan clearly stands out as an over-developed build, designed and planned to maximise take up of the entire site with no reasonable consideration, consultation or examination and protective measures in place for the impact on neighbouring properties. Plans confirm drastic demolition by removal and felling of 27 large healthy mature trees, hedgerows, shrubs and loss of habitat for wildlife; which will include a loss of seclusion and privacy along our existing rear boundary.

The proposed build will change the whole characteristic features in the layout and proposed design which is not in keeping with neighbouring single storey dwellings. Reference to the plan will confirm that property No. 2 Wooldridge Walk, along with No's 1, 3, 4 are directly in line to absorb huge changes of security and risk, each rear garden currently inaccessible due to the layout and tree screening, as well as a glaringly obvious intrusion of privacy from Plots 2, 3, 4 & 5 which are two storey dwellings all having Velux and Dormer roof space windows.

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Our garden, like most homes, is an important centre point for our recreation and enjoyment with our family, a place of great value, having the privacy to relax in an environment of peace and tranquillity, surrounded by scenery with pleasing natural features, and a habitat filled with birdsong and wildlife.

Unacceptable Disturbance/Noise Levels

Such a huge loss of trees and hedgerows which form an excellent sound barrier will now expose our properties both in the short term, during construction, and in the long term to unacceptable industrial noise levels from the close proximity of Rudford Industrial Estate where operating machinery starts from 7.00am – to whatever it takes! In addition, disturbance and noise from the proposed car parking and access road turning point, as outlined on the proposed plan, this is located immediately behind our boundary fence; waste collection, delivery services etc., including site general maintenance, and more than likely, an adopted play area, as well as all other noise levels a new development brings with it.

It cannot pass without comment that Planning and Design clearly see no relationship with adjacent and neighbouring properties or give due consideration to any consequential loss of privacy, noise and disturbance levels, seems if it looks good on paper then it must be acceptable.

Has new build, (at all costs), eliminated any rights and entitlements for neighbouring adjacent/properties?

Sewage and Drainage

What plans are proposed for local sewage disposal from the proposed new development dwellings, does this require a new plant to be installed and if so where?

What drainage measures will be put in place to protect our properties from excess water from the loss of trees, including possible root heave along our boundary?

Traffic and Safety

Horsemere Green Lane: - this road is not maintained on a regular basis, it is constantly in a bad state of repair and any increase in traffic, no matter how small, can only add further problems. The recently installed traffic calming system is not working, cars continue to speed and use the road in a dangerous manner, it is unsafe for pedestrians having no continuous footpath, I have observed a cyclist dismount to avoid being forced off the road. Heavy goods vehicles with loads in excess of a safe level use this cut through on a daily basis, the addition of Construction traffic including heavy plant can only add to a more dangerous situation

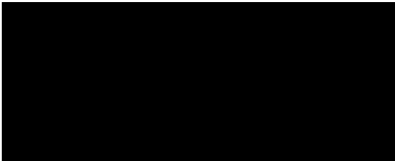
The proposed development will not bring any benefit to the local community but will destroy natural surroundings of beauty and the habitat for wildlife. The only gain from this overwhelming, intrusive garden-grabbing build is the monetary value to those who own the land. If planning permission is approved it will more than likely bring about further development plans from similar neighbouring properties, who will see their land as 'ripe for development' with no concerns or regard for those who live there or the environment and landscape.

We trust that our objections will be given consideration in determining this planning application.

Yours faithfully



M Perry



R Perry