

Pamela G Harsant,
Elizabeth A Harsant &
Susan J Hegarty
3 Wooldridge Walk
Climping
Littlehampton
BN17 5TB

13th 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)
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.

It has just been brought to our attention that there are plans to further develop the above site and we 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 (as daughters and attorneys for Pamela G Harsant) along with our Mother on the following grounds:

1. Unacceptability in terms of visual impact:

The new development backs directly on to the plot of No 3 Wooldridge Walk, owned by Pamela Harsant who is aged 84, recently widowed and is a very private person who suffers from health issues. We feel there will be an unacceptable loss of privacy and security given that most of the current hedgerows, trees and shrubs surrounding and protecting her property and along her boundary with Mistletoe Farm are to be removed both at the back and along the whole side (from rear to front) of her bungalow.

It appears that there will only be a very short distance between the new development and No 3's boundary fencing with no protective hedging/planting to screen the new properties and to prevent anyone from easily gaining access to our Mother's plot, which at the moment is made much more inaccessible and secure by the current layout and hedging. This is a rural area and the bungalows were built deliberately to have spacious plots and for residents to be able to enjoy a peaceful countryside lifestyle. These plans completely remove that aspect and encroach on to the boundaries of the existing neighbouring properties, especially Mrs Harsant's and her close neighbours. Additionally, several of the new properties are out of keeping with what would be neighbouring properties in Wooldridge Walk in terms of mass as they are not single storey bungalows which increases their impact and she will be overlooked meaning the privacy that is so important to her will be lost.

Cont'd

Our Mother is now almost housebound and is very much a vulnerable person. She is no longer able to go out very much, her main pleasure and only opportunity to venture outside is to sit in her garden, where currently she loves to watch the wildlife and in particular, the many different species of birds that visit due to the plentiful supply of natural habitat available. Her views will be changed to looking at brick walls rather than beautiful scenery and understandably she is very distressed by this prospect and she will lose the ability to enjoy her garden as she currently does, the new homes will also affect the amount of light and space around her given their very close proximity to her boundary.

2. Unacceptability in terms of noise and disturbance:

Mrs Harsant is distressed, anxious and concerned by the idea of the whole construction process and the impact it will have on her quality of life given the noise from both clearing the site and the building works. This is absolutely right on her doorstep with no way of avoiding it, just so that more houses can be built on a site that already has been developed with no supporting infrastructure, along with numerous other small estates that have sprung up recently in Horsemere Green Lane making the area already significantly more built up and overcrowded than when the property was first purchased. This is a clear case of garden grabbing where there is no upside for the current residents of Wooldridge Walk and Mant Close, who initially bought the properties because of the beautiful environment and peace and quiet. Her plot will be one of the worst affected in every respect both in the short term from the development process and in the long term from the extra housing shoved right up against her boundary and the noise that brings with it. This specific plot was purchased by Mr and Mrs Harsant when the bungalows were first built because of its situation and privacy. It will have a big impact on Mrs Harsant's enjoyment of her home and leave her feeling more anxious and concerned for her safety. This is an un-neighbourly development.

3. Unacceptable loss of Wildlife Habitat/Concerns re drainage:

The removal of trees and hedgerows in close proximity to the property is of concern, not only because the area will lose another safe habitat for Wildlife which is part of its character and vital to our Mother's enjoyment of her home, but also because the felling of large trees and hedgerows on the scale proposed is a risk to the structure of the surrounding properties. We would like to know what protections will be put in place to safeguard our property and ensure that there is no land movement. Will proper drainage be put in place to deal with excess water etc., with the loss of so many large trees, does this leave the land susceptible to heave and subsidence?

4. Traffic Safety:

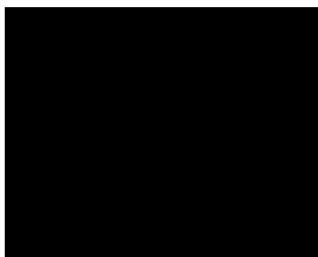
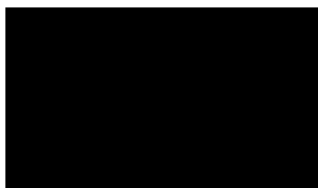
We are concerned about increased traffic in Horsemere Green Lane. The road is already used as a cut through with cars speeding frequently and dangerously, there are no pavements or lighting to enable pedestrians to walk safely and you have already felt the need to put traffic calming measures in place. An increase in traffic is not desirable and that is without large lorries and extra workmen's vehicles using the road. It will be extremely disruptive and possibly dangerous, and we would like to know where all the vehicles will be parking?

In summary, we believe that this plan will turn the surrounding area in to an over developed, high density site and change the character of the estate, whilst increasing traffic, noise and still not providing appropriate facilities/infrastructure. In our own particular case, our Mother will suffer from increased noise & disturbance and mess, she will be overlooked and facing a reduction in privacy which for her mental health is of great concern to us. Her plot will be rather less secure than it is currently, all due to this proposed development that does not reflect the characteristics of its surrounding area.

Having spoken to many of the resident of Wooldridge Walk and Mant Close, there is a great deal of concern and sadness and a feeling that the impact of this proposal will be to the detriment of all who live there. There is no good reason for this development other than an opportunity to build over another back garden in order to make money with complete disregard for the current residents.

We hope that our objections will be fully taken into consideration in determining this application.

Yours faithfully

A large black rectangular box redacting the signature of the first person.A black rectangular box redacting the signature of the second person.A black rectangular box redacting the signature of the third person.

Pamela O'Hara