

Alan Lovell  
8 The Hamlet, Waterford Gardens,  
Climping, West Sussex

BN17 5RY

**Your Ref:** OWPC22823  
**Our Ref:** CM/18/19/PL 04-04-2019  
**Please ask for:**  
Zac Denton

8th May 2019

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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Erection of 2 No 3 bed dwellings with off-road parking and associated landscaping  
Land at Entrance to Waterford Gardens Horsemere Green Lane Climping

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Thank you for your internet representation made on 8th May 2019 which has been recorded as '**no objection**' with the comments as follows:

*I have mixed feelings about this new application. In principle the existing consent for a single detached house is more appropriate for the location within Waterford Gardens. But the highways access from Horsemere Green Lane now proposed is much better from an estate management point of view as the roads on the estate are in private ownership. The block plan appears to show the site infringing on the existing pond and landscaped area which are now in the ownership of the estate, so this needs rectifying.*

*It is difficult to make specific observations at this stage as no elevations have been provided so we need to see these first. The design of the buildings must complement and enhance the existing buildings on this development. These are all traditional in design. All the other semi detached houses on the estate have thatched roofs so this one should too. There needs to be planning conditions that ensure:*

- 1. All construction activity must obtain access from HGL and none via the private estate roads.*
- 2. that the existing agreement to provide a surfaced footway next to the existing estate access road is fulfilled.*
- 3. That all services (water, electricity, gas and drainage) are provided completely separate from existing services within Waterford Gardens.*
- 4. That discussions be had with the Estate Directors on working hours, days, noise, damage insurance etc. Well before any work starts.*

*If for any reasons any of these points cannot be included within the planning decision, I would ask that they be made advisory to the applicant.*

*I look forward to seeing the detailed observations in due course so these observations are only provisional at this stage.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only

include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning