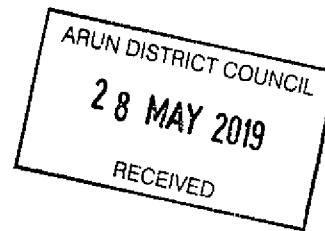


23rd May 2019

29 Cropthorne Drive
Horsemere Green Lane
Climping
Littlehampton
West Sussex
BN17 5GG

BY E-MAIL & POST

The Head of Planning Services
The Planning Department
Arun Civic Centre
Maltraves Road
Littlehampton
West Sussex
BN17 5GG



Dear Sirs,

**Erection of 2 No. 3 Bed Dwellings with off road parking and associated landscaping
Land at Entrance to Waterford Gardens, Horsemere Green Lane, Climping, BN17 5PQ
Planning Reference CM/18/19/PL. Case Officer Mr Z Denton**

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an additional two properties on open space Land at the Entrance to Waterford Gardens, application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living.

Having reviewed the proposed development application we specifically object as follows :-

- 1) Planning Application CM/18/19/PL is a departure from the Development Plan.
- 2) Planning Application CM/18/19/PL has been submitted and is reliant upon historic and out of date information and reports, examples of this are Archaeology South East Letter dated 18th September 2003 and the Civil Engineering Practice Drainage Statement dated March 2019 is reliant upon a Site Investigation dated 2001 (point reference 3.2, Page 2).

We note from previous Planning Applications and Planning Conditions the site is potentially of archaeological interest in accordance with Arun District Local Plan.

- 3) Planning Application CM18/19/PL does not include any Ground Investigation or Soil Report.
- 4) The Civil Engineering Practice Drawing 23078/03/A appears to indicate the whole Development Site and Parking being built past the Existing Boundary Fence and Hedge up to the Public Footpath on Horsemere Green Lane which is on Land not owned or in the control of the Developer. This is a false illustration and is highly misleading to the Planning Authority.

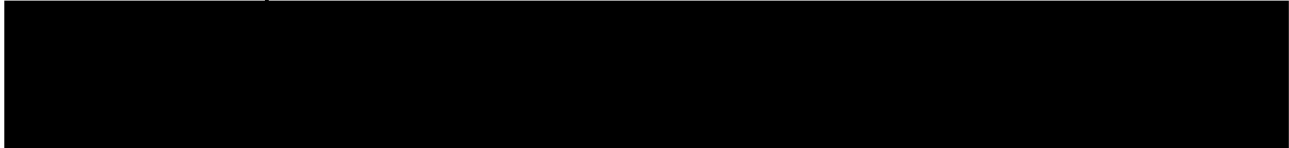
- 5) The Civil Engineering Practice Drawing 23078/03/A indicates Drainage Storage Crates being installed immediately adjacent and on the Boundary of 29 Crophorne Drive which will undermine and affect existing land, structures, fencing and planting owned by 29 Crophorne Drive.
- 6) ADP Architects Drawing 1769/10/B indicates 2.4m x 45m visibility splays each side (max 600mm high planting within splay), how are these going to be constructed as they are on Land not owned or in the control of the Developer. Again, this is a false illustration and is highly misleading to the Planning Authority.
- 7) The submitted Planning Drawings including ADP Architects Block Plan Drawing 1789-B01 fail to consider or detail the traffic calming installed in Horsemere Green Lane either side of the entrance to Waterford Gardens and the proposed New Access from Horsemere Green Lane.
- 8) ADP Architects Drawing 1769/10/B indicates Soft Landscaping and Hedging, but we highlight none of the Existing Planting, Hedges, Bushes, Trees and or their roots on the Boundary of the Development Site with the Boundary of 29 Crophorne Drive are currently maintained by the Developer and are all overgrown to the point where fencing is being damaged so we question how the Developer will plant and maintain any Soft Landscaping and Planting as no actual maintenance or maintenance plan is currently in place.
- 9) ADP Architects Drawing 1769/12/D includes no levels or heights of buildings and chimneys.
- 10) ADP Architects Drawing 1769/12/D makes no reference to Obscure Windows to Bathrooms or Windows that directly overlook other properties.
- 11) The Civil Engineer Practice Drawing 23078/03/A refers to 'Existing Watercourse to be Culverted. See Drawing 20 for detail' and yet Drawing 20 is missing from the Planning Application.
- 12) The previous Planning Approval on the Site reference CM/23/17/PL stated 'The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site'. This information has still not been provided with this Planning Application.
- 13) No Lighting Assessment has been completed or submitted.
- 14) No details have been provided of the siting, type and design of all boundary treatments.

- 15) West Sussex County Council Consultation dated 29th April 2019 requests that Lockable Covered Cycle Parking to be Provided on Plans. No provision has been made on ADP Architects Drawings.
- 16) Loss of amenity space to the residents of Waterford Gardens. We regularly witness children of Waterford Gardens playing Cricket, Football and Ball Games etc on this amenity area. This amenity area is especially important, as there is no other Children's Play Area within Waterford Gardens. This amenity area would be lost by the proposed development.
- 17) Over development and massing of existing development.
- 18) The proposed additional development has inadequate gardens areas and is not in keeping with the existing development. The gardens appear to be squeezed in at the side of the property due to the small size of the building plot.

We trust you understand our objections and will not approve this Planning Application.

We highlight should the planning approval be successful a Party Wall Agreement will be required for the Boundary with 29 Crophorne Drive.

Yours Sincerely



Mr & Mrs B Muggeridge