

David Underwood
2 The Hamlet
Waterford Gardens
Climping
BN17 5RY

Your Ref: OWPC23328
Our Ref: CM/18/19/PL 04-04-2019
Please ask for:
Zac Denton

3rd June 2019

Dear Sir/Madam

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

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

Thank you for your internet representation made on 2nd June 2019 which has been recorded as '**an objection**' with the comments as follows:

Planning Application CM/18/19/PL -

This is completely at variance to the previous agreed planning permission for developing the land. That is one detached property.

The proposal of two homes is an over development of such a small space of land.

There are no garages for these houses.

If there are two (2) parking spaces for each plot between HGL and the dwellings then the houses will be so small.

In the event that all four parking spaces are occupied they will have insufficient room to manoeuvre which will result in reversing out into Horsemere Green Lane.

There is a significant height difference between the ground level of the plot and the footway, which is presumably where the driveway will pass over.

It might also be argued that this drive way is rather close to our entrance and potentially dangerous. I don't know if driveways are allowed adjacent to a road junction.

It is possible that visitors to the new houses will have nowhere to park, other than in Horsemere Green lane. There are a number of speed restrictions in HGL and street parking cannot be in the interests of road safety.

Parts of the land to be developed belong to the Waterford Gardens estate.

The block plan appears to show the site of plot 1 infringing on the existing pond and landscaped area which are in the ownership of the estate, so this needs rectifying.

There are three manholes covering 'soakaways' 1.8 metres from the kerb line. This was previously agreed to be laid out as a footway, shown on the previous plans. There are also other services supply power to CCTV, pond pumps and street lighting (private)

We are concerned that these might be compromised during building work to shoe horn two homes into a small plot of land.

In principle the existing consent for a single detached house is more appropriate for the location within Waterford Gardens, and one to which we made no objection.

In the event that this application is successful there need to be planning conditions that ensure:

Waterford Gardens, which is a private estate, is subject to a number of terms and conditions that are enforced by our managing agents. These include designated parking, maintenance etc.

During the handing over of the Estate freehold Waterford Properties Ltd included in the legal documentation that when this plot was developed then the house(s) would be subject to maintenance charges pro rata to all other houses. If the entrance is to be changed then I suspect that this is to avoid being included with Waterford gardens. If this is the case then all construction activity must obtain access from HGL and none via the private estate roads.

The existing planning permission includes a provision to provide a surfaced footway next to the existing estate access road. We would still want this to be included.

If that plot is to be excluded from the existing estate that all services (water, electricity, gas and drainage) are provided completely separate from existing services within Waterford Gardens.

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.

In conclusion I can only say that to have a driveway across the front of our estate will destroy a beautiful Laurel hedge that was funded by the Waterford Gardens residents. It will also become a blemish on the view of HGL.

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.

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