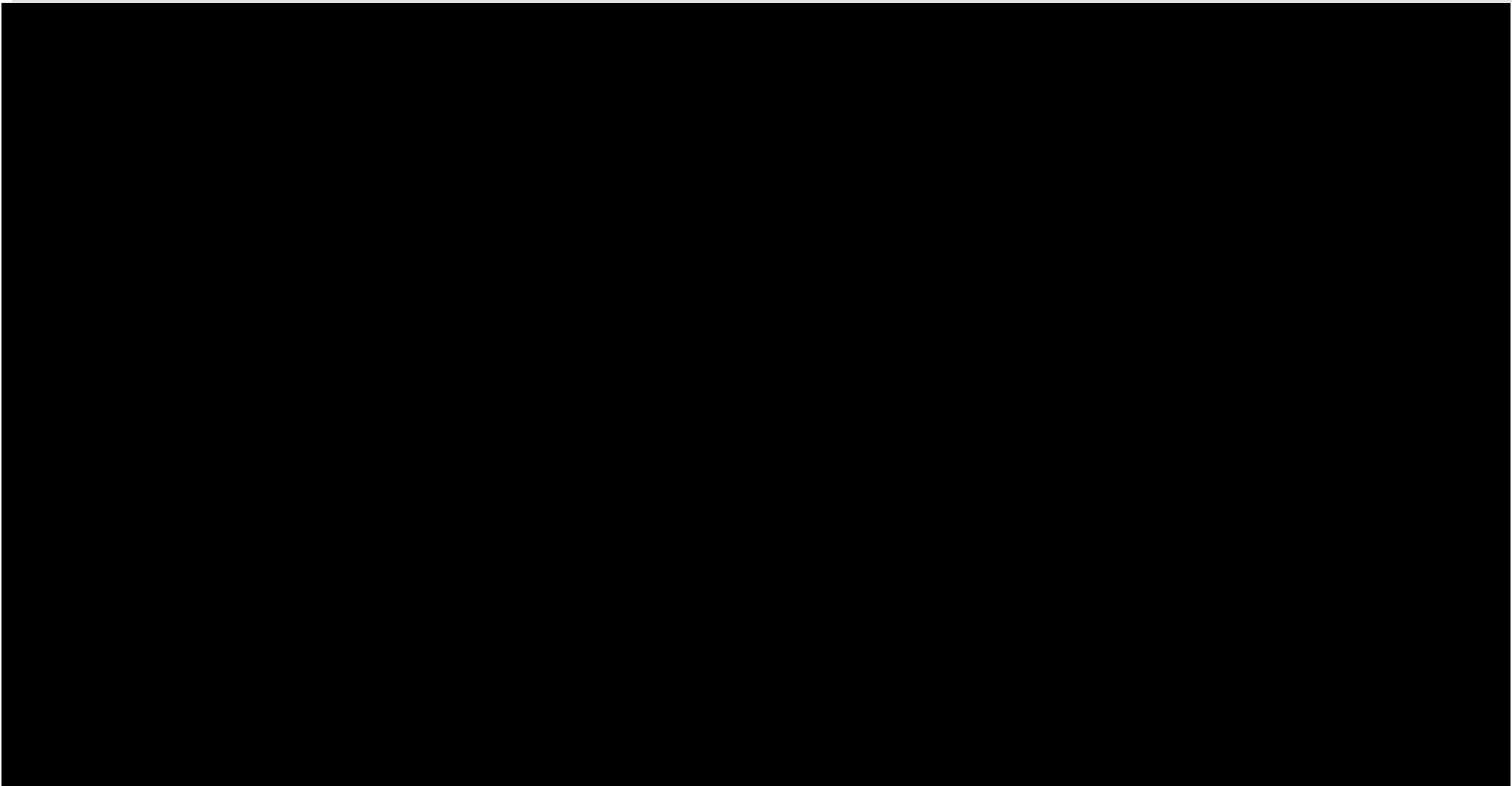




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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 17 September 2026 08:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Objection Planning Application CM/24/26/NMA

Dear Team,

Please can you upload this email for this NMA

Thanks

Simon

From: Ewout Benschop [REDACTED]
Sent: Wednesday, September 16, 2026 14:34
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Cc: Cllr. Amanda Worne <Cllr.Amanda.Worne@arun.gov.uk>; Colin [REDACTED]
Subject: Objection Planning Application CM/24/26/NMA

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Mr Brooksbank/Planning Case Officer / Development Management Team,

Re: Planning Application CM/24/26/NMA – Non-Material Amendment
Related Planning Application: CM/48/21/RES
Development: Land at Climping, Horsemere Green Lane
Neighbouring Property: 20 Appletree Walk, Climping, Littlehampton, BN17 5QN

I am writing formally as an immediately neighbouring resident in response to the above Non-Material Amendment application.

My property is approximately **15–20 metres from the proposed development boundary and the area in which the new dwellings and associated groundworks are proposed**. In view of this exceptionally close proximity, I wish to place on record my formal concerns regarding the potential effects of piling and other heavy groundworks, particularly vibration, ground movement, settlement and consequential damage to existing residential structures.

I request that this letter is treated as a **formal representation to the application and retained on the planning file**.

1. Piling methodology and construction safeguards

The proposed amendment concerns the piling arrangements and therefore has a direct bearing on the potential impact of construction works upon neighbouring properties.

Before the application is determined, I request that the Council obtain clear and unequivocal confirmation from the applicant/developer as to:

- the exact piling method proposed;
- the locations in which piling will take place;
- the depth and diameter of the proposed piles;
- the equipment and installation methods to be used;
- the anticipated vibration levels;
- the measures proposed to minimise vibration and ground movement; and
- the specific measures proposed to protect neighbouring properties.

Given the proximity of my property, I request that **low-vibration piling techniques, such as CFA or bored piling, are used wherever technically practicable adjacent to existing residential properties**, and that driven/displacement piling is not permitted in areas where it could expose neighbouring properties to unacceptable vibration or ground movement.

2. Independent pre-construction condition survey

I consider this to be particularly important.

Before any piling, significant excavation, heavy plant operation or other groundworks capable of causing vibration or ground movement commence, I formally request that the developer **fund and arrange an independent pre-construction condition survey of my property**.

At this moment, Wednesday 16th September, excavators are operating within 10 meters of my property already making my property and windows trembling!

The survey should be undertaken by a suitably qualified and independent building/structural surveyor and should include a detailed photographic and written record of the existing condition of the property, including, where appropriate:

- foundations and accessible structural elements;
- walls and elevations;
- ceilings;
- floors;
- existing cracks and areas of movement;
- doors and windows where relevant;
- external hardstanding and other potentially affected structures; and
- any other defects or features that could subsequently be relevant to determining whether construction has caused damage.

A copy of the completed report and photographic record should be provided to me **before construction commences**.

This is not a request for compensation or an admission that damage will occur. It is a reasonable precautionary measure intended to establish an independent baseline condition and protect the interests of both the homeowner and the developer.

I would ask the Council to require this safeguard as part of the construction arrangements associated with the amended piling methodology.

3. Continuous vibration monitoring

I also request that the developer be required to undertake **continuous real-time vibration monitoring** at the site boundary nearest to my property during piling and other high-impact groundworks.

Monitoring should record **Peak Particle Velocity (PPV)** and should be undertaken using appropriately calibrated equipment.

Before works commence, the developer should provide details of:

- monitoring locations;
- monitoring equipment and calibration;
- the applicable vibration limits;
- warning and stop-work trigger levels;
- how readings will be recorded and retained;
- who will review the monitoring data;
- the procedure to be followed if trigger levels are exceeded; and
- how neighbouring residents will be informed of significant exceedances.

I further request that monitoring records are retained and made available to affected residents and the Council upon request.

4. Ground movement and structural damage

My concern is not limited to vibration itself.

Because the proposed construction is so close to my property, I request that consideration is also given to the potential for **ground movement, settlement, compaction, changes in soil conditions and other construction-related effects** arising from piling, excavation and heavy plant.

The developer should therefore demonstrate that the proposed construction methodology has been appropriately assessed in relation to existing neighbouring structures.

Where necessary, appropriate structural or geotechnical assessment should be undertaken before works commence.

5. Construction Method Statement

I request that the Council does not rely solely upon general assurances from the developer.

The relevant construction methodology should clearly identify the safeguards that will apply to properties immediately adjoining the development.

In particular, I request that the final approved Construction Method Statement clearly establishes:

1. the permitted piling methodology;
2. restrictions on high-vibration piling methods;
3. vibration monitoring requirements;
4. PPV warning and stop-work thresholds;
5. procedures for investigating exceedances;
6. protection measures for neighbouring properties;
7. the requirement for a pre-construction condition survey;
8. arrangements for recording and retaining monitoring data; and
9. a clear point of contact for neighbouring residents should concerns arise during construction.

6. Request for determination

Given the proximity of my property to the proposed works, I respectfully request that the Council **does not approve the proposed amendment without first being satisfied that adequate and enforceable safeguards are in place to protect neighbouring properties**.

If the Council considers that the requested safeguards cannot properly be secured through the determination of this Non-Material Amendment, I request that the application is **not approved in its current form** and that the applicant is required to provide the necessary information and safeguards through the appropriate planning mechanism.

I would also ask the Council to clarify whether the proposed amendment is properly capable of being treated as a **Non-Material Amendment**, having regard to the potential change in construction methodology and its possible implications for neighbouring residential properties.

In particular, I request that the Council consider whether the proposed change could result in a materially different environmental or residential impact compared with the previously approved construction methodology.

7. Formal request for written confirmation

In light of the above, I request written confirmation of the following before determination of the application:

a. What piling method has been proposed and approved/accepted?

- b.** Whether driven or displacement piling will be permitted anywhere adjacent to existing residential properties.
- c.** What vibration limits and PPV trigger levels will apply.
- d.** Whether continuous vibration monitoring will be required during piling.
- e.** Whether the developer will fund an independent pre-construction condition survey of my property.
- f.** Whether the Council will require the survey to be completed and provided to me before piling or significant groundworks commence.
- g.** What safeguards will be imposed in relation to ground movement and settlement.
- h.** How residents will be notified if vibration limits are exceeded.
- i.** What mechanism will be available for residents to raise concerns or report suspected construction-related damage.

Conclusion

I fully recognise that development may proceed in accordance with the relevant planning permissions. However, that does not remove the need for appropriate measures to protect existing neighbouring properties from reasonably foreseeable construction impacts.

The distance between my property and the proposed construction area makes this a matter that requires particular care.

I therefore ask the Council to **formally record this representation on the planning file and ensure that the potential impact upon my property is properly considered before application CM/24/26/NMA is determined.**

Most importantly, I request that **no piling or other significant high-impact groundworks commence adjacent to my property until an independent pre-construction condition survey has been completed and an appropriate vibration-monitoring regime has been established.**

I reserve my position in respect of any damage or loss that may subsequently be demonstrated to have resulted from construction activities.

I would be grateful for a substantive written response to the points raised above.

Yours faithfully,

Yours faithfully,

Ewout Benschop
20 Appletree Walk
Climping
Littlehampton
BN17 5QN
West Sussex