



ACTION
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Littlehampton
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17 January 2019

Group Head of Planning
Arun Civic Centre
Maltravers Road,
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam

**Re: Application for Consent - CM/37/18/OUT - Case Officer Mrs. A. Gardner.
Outline application 2 no. 4 - bed detached bungalows & associated works
(resubmission following CM/10/18/OUT). This application is a Departure from
the Development Plan.**

Location: Mistletoe Farm, Horsemere Green Lane, Climping.

We the undersigned have examined the plans and wish to formerly object to the proposed rear garden development of Mistletoe Farm by the erection of 2 Units as outlined in the above planning application.

We also wish to draw to your notice that this new plan available on-line, does not include specification details with regard to how the new dwellings relate to adjacent neighbouring properties, this is essential information in order to form a clear judgement on the size of the development and how this relates to other site features which the Developer should submit in detail.

We object on the following grounds:

1). Proposed Site/Plot Layout

Mistletoe Farm records a long history of proposed Planning Applications, Amendments to Plan, Refusals, including a previous submission for 2 no. dwellings resulting in refusal on Appeal in 2010. A further Application for Outline Consent in April 2018 (CM/10/18/OUT) for 5 dwellings, followed by an Amendment to 4 dwellings which was also refused in September 2018 on the grounds of overdevelopment.

Application for Outline Consent (CM/37/18/OUT) listing reduced density by submission of Amendment to 4 dwellings, and now to a New Application for no. 2 - 4 bedroom bungalows. Whilst there is a change by design and a reduction in the number of dwellings, it does not eliminate previous site concerns, reports and recommendations resulting in refused planning permission in September 2018.

2). Removal & Felling/Trees & Hedges/Drainage

Less than 4 months ago on 24th September 2018, a tree survey report was filed for your records (CM/10/18/OUT), by the Consultant Tree Officer, who carried out a tree inspection at Mistletoe Farm in which he confirms and reports that the proposed tree loss at this site is unacceptable in relation to any positive benefits that may arise from the development, his conclusion recommended a refusal for planning. In our view, this report is key to this site development and should be given serious consideration in your overall planning deliberations.

In spite of the change to plan, this site will require felling and removal of a large number of mature trees and hedgerows forming part of the local landscape, character and a safe habitat for wildlife. Removal of mature trees, (probably 50/60+ old in this case) can be extremely dangerous, including root damage to existing old sewage systems, root heave and the risk of accidental damage to surrounding property/areas, including a rise in surface water levels and flood risk to adjacent neighbouring properties.

Having personally experienced purchase of a new build property where the removal of large mature trees, without extreme caution, (was confirmed by an independent land surveyor), had resulted in garden flooding as well as into our property via patio doors, this was very destructive, hugely disruptive and inconvenient for a considerable period of time.

The trees also act as a barrier against the fluctuating industrial noise from Rudford Trading Estate, which if removed, would increase these levels which can be very loud and invasive to neighbouring properties at given times.

3). Highway Safety/Flooding

Having lived in the immediate area of the proposed development site for a considerable number of years, whatever the official flood risk assessment is for Horsemere Green Lane, during periods of heavy rain, surface water collects very quickly, flooding several parts of the road and removal of such large mature trees risk an increase in such levels. Horsemere Green Lane is not a safe road; traffic calming measures have failed to educate drivers to respect the intention of these measures, some drivers even speed to beat an oncoming car with the right of way! The road is very badly, if hardly, maintained to a satisfactory level, further local development, no matter how small in number, brings an increase in the service level of traffic and onwards to the possibility of further development to what is a very busy narrow LANE, constructed for village and local traffic only.

4). Sewage Disposal/Services/Waste

Southern Water in their site report dated 15 January 2019, confirm that there is a Decommissioned foul rising main within the proposed development site, indicating that the location of this cannot be exactly 'pin-pointed', stating, if discovered during construction, work must cease until contact with SW. We have concerns that any material within the rising main will have to be removed and treated as contaminated waste. What environmental risk assessment measures will be put in place to deal with the release/escape of sewage gas and odours; (including pumping equipment which bring noise levels) to ensure these do not cause an issue with nearby neighbours?

We believe that this profit driven development application sits as a test case for similar size properties in Horsmere Green Lane, and, if planning is approved, within a very short space of time, this will generate a 'rush to market' infilling within existing residential areas and will have a totally adverse impact on the character of the neighbourhood, landscape, wildlife, and a loss of village character; without any due consideration to those who sort a tranquil environment area for the enjoyment of life in retirement, which should, equally, receive some measure of protection.

We trust that the above objections will be fully taken into your consideration in determining this planning application.

Yours sincerely

