

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 May 2018 08:16
To: Planning Scanning
Subject: FW: 9 Lime Tree Close
Attachments: 15052018#1338479 Lime Tree Close.pdf; IMG_4434.JPG; IMG_4435.JPG; IMG_4441.JPG; IMG_4442.JPG; IMG_4443.JPG; IMG_4444.JPG; IMG_4445.JPG; IMG_4455.JPG; IMG_4486.JPG; IMG_4498.JPG; IMG_4499.JPG; IMG_4500.JPG; IMG_4524.JPG; IMG_4530.JPG; IMG_4595.JPG; IMG_4596.JPG; IMG_4597.JPG

EP/52/18/PL

From: Anita Gardner
Sent: 30 May 2018 18:54
To: Planning.Responses
Subject: FW: 9 Lime Tree Close

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Hayley Backley [REDACTED]
Sent: 15 May 2018 13:52
To: Anita Gardner
Cc: 'Caroline Harrison'; 'Barfield, Natalie' [REDACTED]
Subject: 9 Lime Tree Close

Dear Ms Gardner

Please find attached our comments on the proposed development of 9 Lime Tree Close. We would be very grateful for your acknowledgement of these comments and advice on the next steps, along with contact to arrange the home visits that have been requested. Can you please also let us know if there is a public meeting due to take place that would include the proposed development plans of 9 Lime Tree Close?

Also attached is photographic evidence of the woodpecker who frequents the close. Plus photos of the parking situation that we are living with, taken over the last few weeks. These were taken on an I phone and so we can produce times and dates of each photo. These were taken as early as 7 am on a Sunday morning and then later in to the afternoon/evening. These also demonstrate emergency vehicles who need access, along with regular medical deliveries.

We look forward to hearing from you at your earliest convenience

Kind regards

Hayley Backley

Operations Implementation Manager | Travel Places

Podium House, 61 Chapel Road, Worthing, West Sussex, BN11 1HR



TRAVEL PLACES

IATA: 91270410 | ABTA: Y6164 | ATOL: 10907

This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you.

15 May 2018

Dear Mrs Gardner

We as the residents of Lime Tree Close (referred to as LTC) in East Preston BN16, present our concerns over the proposed development of 9 LTC.

We understand that a development opportunity has risen at the neighbouring 9 LTC, and together have studied the proposed plans. It is tinged with sadness that a beautiful property and gardens will be lost, especially as this was the home of two of the most highly respected Drs of East Preston. Dr Richenda Warriner was a founder and partner of the East Preston medical surgery, where she practised and lived for over 50 years.

We feel very strongly about the proposed development which would be over-developed without due consideration to the current road layout and the many problems including safety aspects it will cause.

Please see our concerns below:-

1. LTC is a narrow cul-de-sac with minimal on street parking. At present there are already more vehicles associated to the eight properties than the Close can accommodate. This situation is exacerbated by the fact that currently several residents receive daily healthcare/welfare support as well as sadly regular emergency medical assistance. The need for emergency access to enable first responders to reach these residents would be compromised by allowing access from LTC.
2. We have concerns that the overall footprint of LTC wouldn't allow easy access to the redeveloped plot. Nor is there any space for visitors, deliveries or utility vehicles to come and go without causing obstructions to ourselves. The proposed plan in our view doesn't account for the narrow width of LTC when entering plot 9. Already we find ourselves often struggling to manoeuvre in the confined space without the added increase in traffic this proposed redevelopment would create.
3. Parking in LTC is already at a premium for the existing 8 properties. The majority of residents' vehicles are modern and too big to park in the garages. This in turn means on street parking is the daily reality. Although each proposed property will have 2 parking spaces within the redevelopment, realistically this isn't sufficient for additional visitors and utility/service/delivery vehicles. The proposed plan will double the residential vehicle traffic through an already small cul-de-sac (see photographic evidence attached)
4. 4 out of the current 8 houses are currently single person residences to people over the age of 80 years, who currently own 1 or no car. In years to come these houses would certainly house families, which would easily result in 2-3 cars needing car parking per house. A potential 12 additional cars on the close.
5. During the period between starting to demolish and completing the construction. We have concerns over what steps are taken to control dust in the atmosphere and noise. Where are the contractors vehicles going to park, the street is a bus road and very narrow and already very busy.
6. The road is already wearing in many places under the traffic of LTC; will the road be re surfaced? and damage repaired properly and in keeping with the neighbourhood.
7. During demolition and development what working hours are permitted for the contractors and builders? What time would deliveries start?
8. How can the builder justify saying that the density is lesser than for the housing of 1-8 LTC? How has this been calculated? We have the space in front and in-between some of the houses. On appearance it would

seem that no 1-8 LTC are much more open than the proposed detached house and the mews development which would be located within feet of the road named The Street.

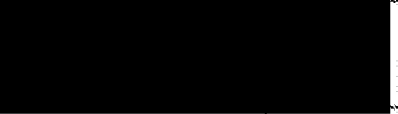
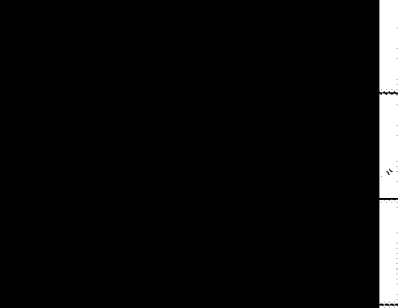
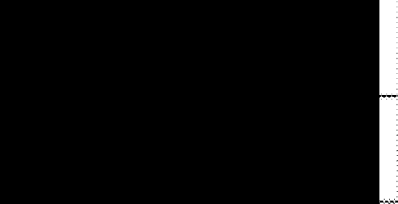
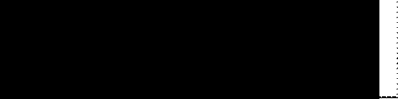
9. We would lose one car parking space at the entrance to LTC outside no 1. As this would not be safe to park in should the access for the site and then development go ahead from LTC.
10. Where are the planned provisions for the expected children in the proposed family housing that is being proposed? The gardens on the plans are extremely small; there are no planned footpaths and no safe area in front of the houses?
11. Has the builder considered replicating the number and layout of houses (no 1-8), to allow the cul-de-sac to be widened with appropriate out door space, car parking and footpaths? Or alternatively, we suggest 2 detached houses where Street Cottages are sited with vehicle access from The Street to the parking area between them.
12. There is an error on one of the site plans in the planning proposal. Plan LT.LOC.002 shows a parking lay-by on the north side of LTC which does not exist.
13. Drawing Ref LLD1384/CAD/ECO also seems to imply a parking lay-by on the north side of LTC which does not exist.
14. The site plan for the proposal (Drawing Ref: LT.SL.004) shows a parking lay-bay let into the grass verge on the north side of LTC. We believe the verge belongs to West Sussex County Council.
15. There should be a footpath exiting the proposed development where ever the entrance resides, that meets with the footpath on The Street. This is basic safety control for residents and future residents. As this is family housing located next to a thriving infants and junior school, there is a strong likelihood of children residing in the proposed houses.
16. There are currently four small children living on LTC and the likelihood is that this will increase. There is no provision for a footpath in the proposed development. What safety aspect has been looked at for this during demolition and building
17. Can we see the reports saying there is no evidence of Woodpeckers as there is evidence of woodpeckers in the trees in the front gardens of 1-8 LTC. What provision is in place to secure the wildlife, birdlife in this area? We note that on the evening of 10 May 2018, there were two people instructed to visit the property to view the bats and welcome that second report also.
18. LTC and The Street junction is already a dangerous road to exit and cross on foot during day/evening hours. It is a main bus route and the main entrance and exit to the Village of East Preston. This proposal would potentially double current daily traffic inc utility/service traffic (let alone the building/contractor traffic). This will make for even more danger at the crossing area by foot/junction by car with restricted sight from on-coming busses and vehicles. As mentioned before there isn't even a provision for a footpath on the right hand side of LTC. Many school children use this crossing from Vicarage lane and other incoming roads, this is proved by the orange school warning light just outside the plot of no 9 LTC. But this evidence has not been taken in to consideration with the potential development plans.

Our proposal would involve a separate entrance/exit to the new development directly from The Street which would alleviate the pressure on LTC but still offer a unique opportunity to redevelop plot 9. In respect of the development, in this day and age, we should be providing houses with sufficient parking for a modern family, and enough space that is a safe and secure environment to play in. Sadly we are unable to allow our children the freedom that we enjoyed as children due to the danger from other members of the public. With houses going up of this type where there isn't sufficient or safe places to play around your own residential home, you are forcing children away from their safe environment and in to a potentially dangerous one.

We the residents ask that you please visit us in person so you can see at first hand what our concerns are. As mentioned above, several residents are older and this planning application has caused them much discomfort. A visit from you would show us all that our concerns are being treated with the attention they deserve.

Can you please acknowledge receipt of this and the fact that it has come written and sent by the 8 families living in Lime Tree Close?

Please also acknowledge that each family requests a personal visit to discuss their concerns. You may use my email to advise a time and date for these visits.

	Name	Signature	Date
No 1 Lime Tree Close	PETER ADAMS		14.5.18
No 2 Lime Tree Close	CAROLINE ANDERSON PATRICK ANDERSON		14.5.2018 14/5/2018
No 3 Lime Tree Close	BRENDA HEAPS - LARBY		14-5-18
No 4 Lime Tree Close	JB Williams (Mrs) Nigel Williams (Mr)		14/5/18
No 5 Lime Tree Close	HANLEY BACKLEY		14/5/18
No 6 Lime Tree Close	Gerald exell		14/5/18
No 7 Lime Tree Close	G. Michell		14/5/18
No 8 Lime Tree Close	NATHAN ELLIS ABIGAIL ELLIS		14/5/18

































