



From: Michael Eastham
Sent: 18 July 2019 08:07
To: Andrew Munro [REDACTED]
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>; Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: RE: Concerns in Relation to Planning Application Reference LU/139/19/PL

Dear Andrew,

I hereby confirm that I have received your representation to planning application LU/139/19/PL.

Kind regards,

Michael

From: Andrew Munro [REDACTED]
Sent: 18 July 2019 06:56
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]
Subject: Concerns in Relation to Planning Application Reference LU/139/19/PL

Dear Michael,

Thank you for your time on the phone yesterday and for confirming that I wasn't too late to raise a number of concerns about application reference: LU/139/19/PL.

We live in 16 Granary Way and as part of the works that have been undertaken in the last few years, as a consequence of the extremely large Persimmons Homes development next to our home, the hedge that had been at the bottom of our garden was torn down and replaced by a fence. The hedge had been a haven for wildlife and had also protected the slope down from our garden to Toddington Lane below. The hedge also gave a good degree of security against access from the road, as it was wide, dense and consisted of blackthorn, nettles, brambles, etc. The plans submitted as part of the planning application, show the drop to be some 2m in places, but during the more than 20 years we were living in our house with the hedge in place, there was no subsidence at the bottom of our garden. There also used to be a number of large trees nearby, which no doubt also provided stability to the ground in that area of the garden and again those trees have also all been removed as part of the Persimmon project. To aggravate matters the slope was excavated as part of road improvement work needed, again as a result of the development, as referred to in the Planning Statement from Persimmon. This left a sheer drop from our garden level to the road without anything in place to protect the slope. I brought this unacceptable situation to the attention of Persimmon in an email to them on 8th April 2018, a copy of which is attached, along with the photographs of the excavations sent as attachments to the email. Since that time evidence of subsidence has appeared, in the form of cracks in the ground at the bottom of our garden.

So as I am sure you will appreciate, we agree with Persimmon that “a retaining wall is required to stabilise the excavated face and reinstate the ends of gardens” and we wholeheartedly support the construction of such, however, we do have a number of concerns on which we would appreciate reassurance, as follows:

1. No encroachment: After the excavation to widen the road and lay services there is less land at the level of our garden between our property and the road. We have a shed at the bottom of the garden to which we need to maintain all round access for maintenance reasons and as a storage area. To ensure that we do not lose land, can we have confirmation that the new wall and fence will be constructed on the other side of the existing fence to our garden, even if it is right up to it.
2. Ownership and maintenance: Please could we have clarification of who will own the new wall and fence, who will be responsible for maintenance, what plans there are to provide for maintenance and what obligations there are in respect of maintenance.
3. Access and security: Can we have assurance that we will not need to provide access through our garden to the site during the building works and that throughout the course of the work, steps will be taken to ensure that our property is secure from unauthorised access. If the new wall and fence can be constructed just the other side of the existing fence, then that fence would provide the necessary security during the period of construction.
4. No damage: Can we also have assurance that the plants and trees that we have planted in recent years will not be damaged or removed. These plants and trees were planted after we lost so much greenery when large trees were removed to make way for the houses and the hedge was removed to “improve” the road.

I hope that this is all clear, but once you have had a chance to consider these points, I would be very happy to discuss them with you on the phone, if you think that would be helpful.

Once again thank you for your time on the phone yesterday.

Kind regards,

Andrew and Belinda Munro.
16, Granary Way.