

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	FIONA MURPHY
Address	
Postcode	
Telephone	
Email	
Organisation (if applicable)	
Position (if applicable)	
Date	25/11/24

PART B

To which part in the plan does your representation relate?

Paragraph Number:	P28 Land at Hatches Estate	Policy Reference:	Policy H2a
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

- ① The access via Bradford Bridge Road on original Neighbourhood plans, showed access to the site via our driveway at Westridge House, Bradford Bridge Road. Please note: we do not give permission to use or change/widen our driveway for access to the site.
- I have attached our solicitors letter dated 16/8/21.
- ② We believe the site will cause a substantial loss of

privacy.

- ③ ~~#~~ Tree preservation order - Please note 7 trees that were included in plan have TPO's on.
- ④ Risk of accidents - the proposed parking for 39 cars will cause a risk of accidents (please see solicitor letter) - The local school already causes chaos on Broadford Bridge road, with our driveway sometimes being blocked and young children walking in road

What improvements or modifications would you suggest?

as there are no pavements.

- ⑤ Risk of flooding. - the Hatches Estate frequently floods our driveway (please see solicitor letter)
- ⑥ Current damage to our driveway - the farm access has caused significant damage to the bottom of our driveway. We have informed the canal but nothing has been done.
- ⑦ Nyetimber vineyard - The pesticides used at the vineyard and the run off make it unsuitable to build on.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 26 of the Neighbourhood Plan (General) Regulations 2012 (as amended) in relation to the West Chiltoningon Neighbourhood Development plan?

Please tick here if you wish to be to be notified:



[REDACTED]

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

BY POST AND EMAIL TO: planning@horsham.gov.uk

[REDACTED]

Dear Sirs

Re: **Proposed Development of Hatches Estate, Broadford Bridge Road, West Chilmington**
Landowner: **West Sussex County Council (“WSCC”)**
Our Clients: **Mr Richard Murphy & Mrs Fiona Murphy**

We are instructed by Mr and Mrs Murphy in relation to the above matter. Kindly note our interest and refer all future correspondence to this firm.

Our clients are the proprietors of Westridge House, Broadford Bridge Road, West Chilmington, Pulborough, West Sussex RH20 2LA (the “*Property*”) registered at the HM Land Registry under Title Number WSX67485. In addition to the Property, our clients purchased the area of land edged red on the enclosed plan registered under Title Number WSX237806 (the “*Land*”).

We are instructed that on 3 June 2021 our clients were notified by West Chilmington Parish Council that they consider the Land at Hatches Estate, Land East of Broadford Bridge Road, West Chilmington (“*Hatches Estate*”) as a potential development site and wished to include this in their Neighbourhood Plan. The proposal also features in Horsham District Councils Local Plan. We enclose a copy of the proposed site layout (the “*Plot*”) for ease of reference.

You will note that this Land, in addition to the private road within our clients' boundary, forms part of the proposed access road/entrance to Hatches Estate (the “*Accessway*”). It has been proposed that the existing entrance to the Property would need to be widened to allow traffic to enter and exit the estate.

The proposed development consists of 15 houses that would be accessed by one entrance on Broadford Bridge Road. As part of the proposals, works are to be undertaken on the existing Accessway to widen the entrance to allow traffic to enter and exit the estate.

We are instructed that although a planning application for Hatches Estate has not been submitted yet, our clients are making you aware at this early stage that the Accessway forms part of their land, and WSCC does not hold adequate rights to pass or repass over the Accessway. When compared with the Plot, it is clear that the Accessway falls within our clients' boundary.

Further, our client will **not** grant WSCC nor their successors in title the requisite rights to use the Accessway nor will they allow WSCC to widen, alter or otherwise deal with the Accessway. If they were to do so, they would be trespassing on private land and cause both criminal and common law damage, and our clients reserve their rights in respect of these claims.

In addition to the above, our clients have various concerns over the development of Hatches Estate which are detailed below.

Loss of Privacy

Upon review of the Plot, the properties marked '1' and '2' are situated along with the northern boundary of our clients' Property. The way these properties and the gardens are positioned will result in the occupiers overlooking our clients' Property. Our clients contend that the new properties will cause a substantial loss to their privacy and the enjoyment of their garden as the new properties will overlook part, if not all, of their Property.

Risk of Accidents

Pursuant to Strutt & Parker's letter dated 19 June 2017, Hatches Estate will provide space for approximately 39 cars. This will result in up to an additional 39 cars using the public highways in the local area and using the Accessway.

The Accessway is proposed to join on to Broadford Bridge Road which at present has a de-restricted speed limit directly before the Accessway. Our clients assert that with a dramatic increase in traffic using the Accessway, using the roads in the local area will result in congestion and the risk of traffic collisions will be greatly increased.

Whilst Hatches Estate is being developed, the small country roads surrounding the plot will be subjected to heavy machinery and heavy-duty vehicles. This will also contribute to congestion, collisions, and damage to the roads themselves.

In any event, our clients will not be granting WSCC the rights they require to use and/or alter the Accessway, so an alternative location to access the Plot will have to be found.

Tree Preservation Order Protected Oak Trees

The Plot signposts 7 trees that are currently protected under Tree Preservation Orders ("TPOs"). The plan illustrates the root protection areas for all of the trees protected by TPOs. Our clients have taken the view that Plot does not provide a large enough root protection area for those trees. Some of Hatches Estate will be built on these protected areas and it is our client's position that this will be in breach of the TPOs and is likely to damage the trees going forward.

Risk of Flooding

We are further instructed that the land in the Plan is often subject to flooding and would be unsuitable to develop 15 houses on. In the process of developing Hatches Estate, this will be a consistent issue and will only be resolved through constructing an adequate drainage system. This drainage system is likely to encroach on the Property and as such is not a viable option, constituting further trespass and criminal damage.

Nyetimber Manor Vineyard

The land to the north of Hatches Estate is part of Nyetimber Manor Vineyard and various pesticides are used to treat their land. There are legitimate concerns over the run-off of these pesticides into the land and as such, it would be an unsuitable plot to develop housing on.

We invite you to consider these concerns carefully and provide positive resolutions to them all within 14 days of the date of this letter, being no later than 30 August 2021. Our clients reserve their rights to raise a formal complaint as to the proposed plans for Hatches Estate through your internal complaints procedure should that prove necessary and their right to raise their concerns at any future council planning committee meetings.

We look forward to hearing from you.

Yours faithfully

BRITTON AND TIME SOLICITORS

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