Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/08/2025 9:34 AM from Mr Mike Taylor.

Application Summary

Address:	Land North Of Fulbeck Avenue Northbrook Worthing West Sussex
Proposal:	Application for Approval of Details Reserved by Condition of approved AWDM/0636/16 Condition 8(iii) (Area O - Fencing and Planting)(Amended Plan)|cr|
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mr Mike Taylor
Email:	
Address:	18 Lupin Spinney Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise - Trees and Landscaping
Comments:	Whilst I do not object in principle to a gate being provided, I do have significant concerns regarding the current condition of the landscaping in this area. The landscaping that has been implemented is not fit for purpose. It was intended to act as a buffer between the new properties and the established homes on Adur Avenue. However, in its current state it fails to achieve this. The trees that have been planted provide no effective screening, resulting in a clear line of sight between properties, which undermines privacy for existing residents and is contrary to the design intent of the scheme. Local planning policies, including those relating to residential amenity and landscaping standards, require that developments respect the privacy and outlook of neighbouring occupiers and that any proposed planting achieves effective screening within a reasonable timeframe. At present, the species and size of trees planted do not meet these requirements.

There is also the presence of invasive plant life, including bindweed, which is detrimental to the health of the planted trees and is causing damage to boundary fencing for properties in Lupin Spinney and Adur Avenue. This is inconsistent with good landscape management practices as encouraged in local development guidance.

Of particular concern is a tree located between our garden and the garden to the rear, where a substantial portion of the root structure lies within a property on Adur Avenue. This tree appears unstable and poses a risk of falling, which would further compromise privacy and screening between the properties. In its current state it represents a safety hazard that should be addressed as part of any approved works.

I would be willing to take responsibility for the ongoing upkeep of this section, but only on the understanding that it is first brought up to the standard described when we purchased our property. This would require it to be landscaped appropriately, with correctly planted and sufficiently mature trees to provide screening, and with safe and convenient access for ongoing maintenance.