WILLOW COURT (WORTHING) MANAGEMENT LTD.

Worthing Borough Council (Planning Dept).
Town Hall
Chapel Road
WORTHING
BN11 1HA

Dear Ms J Morin 4 August 2023
Planning Application ref. AWDM/0594/23

We wish to object to the above application because of false assumptions in the application support documents:

-right of access over our land to the south and west of the old substation,
-use of our land during the demolition, re-building and laying of paving, and
-we will prune and raise the crown of a mature Lime tree (subject of a Tree preservation order) in order to facilitate the build and in future to stop natural canopy overhang.

When we sold this parcel of land to the South Eastern Electricity Board in 1962 it was with the express need to build a substation to enable an upgrade of street lighting in Grand Avenue. The title registered at the Land RegistrySX3983 expressly states that the access granted was for "used in connection with the transforming, switching or distribution of electricity…" This information was made known to the UK Grids' solicitor before auction to the present owner.

The application assumes extensive us of our land and access in demolishing and construction of a new building. It also assumes the right to lay utilities (mains water, foul waste and domestic electricity supply under and across our freehold. It also describes laying new paving across our land for access to an entrance

The plan also anticipates us bearing the costs for raising the crown and pruning a 16m mature Lime tree (subject to a tree Preservation Order) that is located only 4 feet from their west boundary. Their arboricultural report states quite clearly there is risk to this tree from root damage during construction. It suggests elaborate fencing arrangements to protect our trees listed in the preservation order but this assumes our agreement, which has neither been sought nor given.

The design of the proposed dwelling is out of keeping with the other 4 blocks of 22 dwelling that were built as a single development and style. The design does not allow for any parking. The proposal for all household waste and recyclable waste to be stored in a north courtyard with access only via the ground floor of the house is not practical.

In conclusion, passing of this application will adversely affect the parking, material character and expected life of the mature Lime trees in Willow Court.
Yours sincerely

M. Ellis, Director and Chairman P. Feltham, Director

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