

From: Nik Antoniou <njaltd@gmail.com>
Sent: 30 June 2025 09:53:44 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: DM/25/1244 - Land Adj 2 Reservoir Place

Hi Rachel

I hope you are well.

I understand that the Applicant has spoken to you and the matter of the neighbour objection letter was raised.

Below are the responses from the Applicant (in **blue**) to the objection letter submitted in relation to this Application by Jenny Forbes.

I note that the Heatherlands is over 1 mile from the proposed development and that Ms Forbes is Vice Chair of the Ashurst Wood Parish Council, who have submitted a response stating No Objections to the proposal. Ms Forbes submitted her objection the same day the 'No Objections' letter was submitted by the Council.

There are a number of inaccuracies in the letter which I would like to address below:

- *'the proposal would have a harmful impact on the character and appearance of the surrounding area'. The proposal is for a single-story dwelling set back from the road, in line with other nearby properties, so as to not be visible and with no part overlooking the neighbours to either side or behind and is in keeping with the adjacent properties in Reservoir Place in its style and proposed materials to be utilised. I consulted with neighbours at Danecourt and 1/1A Reservoir Place on the plans before submitting them and they were content with the proposal.*
- *'the surrounding fencing gives the appearance that it is within the curtilage of the dwelling' - the fencing referred to has been in place since 2013 or earlier. I have maintained this fencing by painting it in line with the other fences on my own property.*
- *'That screening included what was referred to in 09/0237/FUL as: a small parcel of land in the north east corner which is outside the curtilage of the site and its ownership is unknown. However this accommodates a large number of Oak, Ash, Birch and Sycamore trees which create the feel of a small woodland glade' - the properties at 1 and 2 Reservoir Place cannot be seen from the road due to the closed board fencing on site. The proposed dwelling would also sit behind the closed board fencing with a gate of the same height so would be largely screened from the road.*

Additionally, there have been no Oak or Ash trees on the site since I moved here in December 2012, these were removed as part of the build in 09/0237/FUL

- *'The Design and Access Statement says (2.5) that there are no trees located on the site, and that it is an underutilised parcel of land (2.8). This is not accurate. The land was previously an attractive wooded area which blended in well with trees and hedging along many frontages along the Lewes Road.'* - *The design and access statement is accurate as there are no trees on the site and it is currently underutilised. When I acquired ownership of the land I consulted with a number of tree surgeons to assess the condition of the trees that were on the site as they had become my liability in case of any issues. They advised the majority were not in a good state of health/diseased, as they had not been managed, were self seeded a number were at risk of falling down and I did not consider them attractive. For info, a number of trees on the plot had fallen down in the previous few years and I was concerned that the largest at the front of the plot (a shown in the screenshot) may fall on the pavement or road. The tree surgeon who removed these advised they had been attacked by squirrels and should not be left, and I consequently took the difficult (and expensive) decision to remove them. As part of the potential development it is my intention to extend the existing beech hedge along the outside of the plot similar to that in place at Reservoir Place and also to plant attractive, native and manageable trees across the gardens which can be properly maintained and managed.*
- *'The proposed bungalow would be in a relatively modest plot and would have a very small garden. This would be out of keeping with the character and appearance of surrounding properties.'* *The property has been designed to of sufficient size and is large compared to other 2 bedroomed bungalows. Additionally, as such properties tend to be more desirable by those of an older demographic the garden has been designed to be of a size that is more manageable. Please also note the property at 1A Reservoir Place has no dedicated outside space.*
- *'The Lewes Road area is described in the Ashurst Wood Character Assessment (prepared as part of the evidence base for the Ashurst Wood Neighbourhood Plan) as follows: with the exception of Wealden House, development is predominantly of detached dwellings which are set back from the road, set in substantial plots with front, side and rear gardens.'* *Although some (older and established) properties have larger plots/gardens newer properties, such as those in Willow Ridge, do not.*

I trust the above comments from the Applicant are useful. I continue to track the application and will respond to further comments in the meantime if you have any queries, please do not hesitate to contact me.

Kind regards

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