Solomons Seal (Horsham) Management Company Limited
C/O Courtney Green
25 Carfax
Horsham
RH12 1EE

09 May 2024

To Whom it May Concern.

We are directors of the Solomons Seal (Horsham) Management Company Ltd and are the resident's management company for the development that this application abuts. We are in the final stages of transferring the land from Bellway Homes and it is highly likely we will be the adjacent landowner when this development comes to be built.

The application is retrospective and the redevelopment of this garage has already started, we note this was paused after a stop notice was issued by Planning Compliance.
It should be noted that Hyde Housing Association are the land owner for the parking spaces and should be consulted on this as well.

The car park to which this development abuts is under our control and we have concerns about the proximity to the boundary. We have been made aware that the contractor completing this work had already accessed our land and removed the fence panels to be able to complete the work to date. The removed items were then stored on our side of the boundary fence.
Utilising Land registry data it appears the fence line has been moved to infringe the adjoining land, we would ask that the applicant take measures to ensure that the fence is correctly sited on the boundary. The current reinstatement location of the fence is impacting hedgerow planting on our side of the boundary which forms part of a planning condition DISC/18/0028. There should be a 500mm area for planting and this is currently reduced to 400mm in the area of this fence reinstatement.

Whilst the fence remains the responsibility of 22 Old Guildford Road we have concerns over how this will be maintained from their side of the boundary line.

The application states a white render finish to the rear wall, based on the current proximity to the boundary we do not believe this will be possible without accessing our land and that of 15 Onslow Walk to achieve this.

We would recommend that the development is reduced to give a workable amount of room to the boundary to allow maintenance of both the boundary fence and this development, we would expect a minimum of 500mm from the boundary.

We encourage the developer or their agent to open dialogue with us as the adjacent land manager/owner prior to future work.

Kind regards,

[redacted]
On behalf of the Directors of Solomons Seal (Horsham) Management Company Ltd.





Fence infringing on planting which is covered by Planning Condition ‘Soft Landscaping’ DISC/18/0028, potential damage to plant roots due to foundations of this development.



Appears to be less than the minimum distance as shown on the land registry plan.



Image shows the proximity of the development to the boundary treatment, not allowing sufficient maintenance area.



Image shows removed fence panels, now reinstated. Potential damage to planting due to storage and access from this area.



