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Arun District Council, Civic Centre, Maltravers Rd
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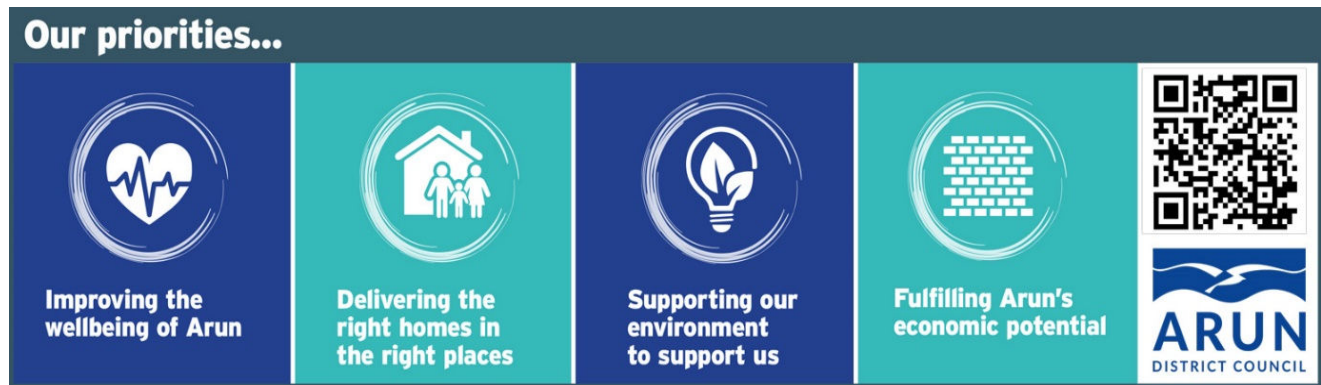
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From: Jan Smith [REDACTED]
Sent: 20 November 2025 15:13
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning application comments AL/104/25/S73

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Dear Amber,

Having spent the afternoon writing my comment, I was a little surprised to be met with the character limit imposed, having submitted my comments. However, I did manage to save what I had written. The grounds on which I object to the planning application are detailed in this email.

In general, the planning application is all over the place; different documents contradict each other, making it difficult to follow exactly what is being proposed.

The proposal is for variation of conditions 2 and 5 imposed under AL/104/24/PL, following the Appeal decision dated 21/08/2025. On the CIL 1 Form, there is no reference to the erection of the triple garage (carport, again, contradictory evidence), with annexe accommodation above it.

Question 2 asks, "Does the applicant seek to remove or vary conditions on an existing planning permission?" The answer given, "No", is clearly incorrect as it contradicts the planning proposal.

There is no answer to question 4 at all.

Question 5, referring the annexe accommodation, appears to be ignored.

Question 6a) asks if the development includes extensions, S is confusing because garage and annex accommodation IS an extra residential use to that from the original planning application on which this application is based.

Question 6 c) refers to the size of the development. CIL Form 1 gives the size as 278 square metres. However, plans give the total area as 336 metres squared. Subsequently a triple garage plus annexe has been added the planning application. The size of this is 105 square metres. Added to the 336 m2

above, this gives a total of 441 square metres. This is a huge increase on the original 278 m2, and reflects the enormous scale of this development.

I object to this development on the grounds of:

1. The scale of the development.

The development is not 278m2 given in CIF1 Form, but 441 m2. This is a huge development and will dwarf all neighbouring properties.

2. Overshadowing.

Not only is the building itself an enormous size, but the 'hedges' proposed to surround it are very high. The 'hedge' is to be maintained to a height of NO LOWER than 1.8 metres. This is the equivalent to the 6 foot fence used in most property boundaries. The "no lower than 1.8 metres" gives a licence to allow the hedge to grow to any height. This is like writing an open cheque. 39 to 40 foot trees and hedges will totally overshadow other properties and cut out sunlight, significantly reducing the quality of life for neighbours.

3. Flooding / drainage

Although there have been conditions imposed as a result of the appeal of planning application AL/1217/24/PL, the new application increases the impermeable surface area by a considerable amount, due to the surface area of the proposed triple garage. This will have a knock-on effect on the overland flow on the site, and a reduction in infiltration. The site is already in a flood area, and the changes to the hydrology of the site will also have an impact on the local hydrology. Concerns here focus on the impact of local hydrology changes on existing homes and gardens. How do you know that this development will not adversely impact neighbouring properties?

4. Wildlife, trees etc.

Much has been written and promised. - "all works within the buffers to be supervised by the ecologist". Who monitors this, and how frequently? The conditions which led to the imposition of TPOs are not insignificant.

Additionally, the new splay and proposed construction of the wall will impact directly on the biodiversity corridor. Which trees and bushes will be removed?

5. Highway safety.

Construction will cause significant damage to the already poor condition of Northfields Lane, an "historic lane used for recreational purposes" (South Downs National Park), by walkers and cyclists in the area. Lorries and construction vehicles will render the lane impassable, not only for these recreational users, but also for those who live on Northfields Lane.

Construction traffic will also increase the dangers of the already difficult junction of Northfields Lane and Nyton Road, particularly as it is so close to the junctions with the Bognor Road at the 'Indian restaurant island' which already struggles when large vehicles are in transit.

Thank you for the opportunity to make comments on this planning application.

Kind Regards,

Mrs J Smith