

-----Original Message-----

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 26 March 2020 11:07

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Planning Ref BN66/19/PL Objection

Please upload the below and the attachment to the above application; the old representation from 29/02/2020

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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-----Original Message-----

From: Angela Jolliffe

Sent: 29 February 2020 22:19

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: Planning Ref BN66/19/PL Objection

Dear Maria,

Further to my previous correspondence regarding Objections to the subject development, I would like to add the following comments.

Attached is a copy of the drainage plan pertaining to the northern part of Arun Place, on which the proposed site stands.

The red arrows show sewerage pipes converging in the centre of the proposed site. The green arrow shows approximate area where the sewerage outlet pipe is which connect to Southern Water. It is imperative to note that these sewerage pipes are private. Seaward have no authority to move/divert them. They also have no authority to connect up to them for the purpose of their development. There is also the question of whether there is a holding tank under the site in place of the previously proposed treatment works? There have been historic issues with some of the sewerage pipes on Arun Place. Adding 2 further properties to the current stepped sewerage system will only

increase the load on the system which is already at capacity. In addition, proposing 4 turns in the system will increase resistance and make the existing pipes more prone to blockage.

I note on the new site layout submission on the portal that there are no facilities for turning circles for vehicles, as noted by WSCC Highways Authorities. This means that owners of the proposed new properties will be reversing out onto unlit private roads. This raises a Health and Safety issue, particularly as residents of proposed Plot 1 will be reversing out onto a T Junction. This is of serious concern for the safety of both pedestrians and other vehicles. WSCC Highways also comment on access to the plots, and I quote "The LHA advises the applicant to contact the proprietors of Canal Mews and Nightingale Lane to obtain formal approval for the access works on the privately maintained roads" As a resident I have no knowledge of approval being given.

Furthermore, the plot for the proposed development is isolated on a Private Estate. As WSCC Highways points out, the only possible access to the proposed new bungalows is via Nightingale Lane and Canal Mews. All existing residents on the Estate pay fees to Arun Place Management Company for the upkeep of the Estate, Footpaths and Roads. This is mandatory for Arun Place residents. I note that there is no mention in Seawards application relating to mandatory Arun Place Estate Management Company fees. This was part of the original planning permission for the entire site. Any owners of the proposed bungalows will be using Estate roads, footpaths and the remaining green space and, as such, should pay fees to APMC in line with all other residents. I strongly object to this omission in their application.

I note in the application that Seaward state the owners will pay a fee to Lake Lane Management Company for the upkeep of "their" little bit of grass outside the plot boundaries. This is irrelevant to our Arun Place Estate maintenance and upkeep.

Furthermore, I would request a risk assessment and impact assessment be carried out regarding site traffic for the proposed site. Most of Nightingale Lane and Canal Mews only allows for single file traffic. In addition, the 90 degree bend in Nightingale Lane is tight and narrow. Houses to the northern side of the initial length of Nightingale Lane, from Goodacres, front almost immediately onto the road with no footpath on that side. Therefore the impact of construction traffic is highly likely to cause a Health and Safety issue for existing residents.

In addition, Seaward have, to date, given no written assurances to Arun Place Residents that any damage to roads, footpaths, and estate lands caused by construction traffic will be rectified, to a satisfactory standard, at their cost.

Bearing in mind the aforementioned regarding moving Private Sewers, accessing plots via Private Roads, a lack of submission regarding Arun Place Management Fees and no apparent risk and impact assessment I am very surprised that this application is going in front of planning on the 4th March.

Please register this as a formal objection to the application.

Kind Regards
Angela Jolliffe
40 Nightingale Lane