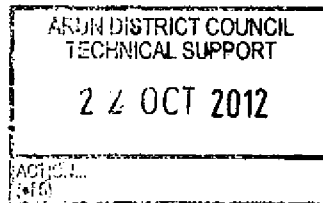


Arun District Council
Arun Civic Centre
Maltravers Rd
Littlehampton
W. Sussex
BN17 5LF



Mr M Jones
15 Elm Grove South
Barnham
W. Sussex
PO22 0EJ
21st Oct 2012

Dear Sir/Madam

**Ref; Planning application at 17 Elm Grove South – EG/59/12/
Laying permeable hard standing, A/C units and external lighting.**

As the only residential property to boundary this property, the other property being the school, I wish to complain at the location in which the planning notice has been displayed. Instead of being placed on the northern most corner where all residents could see, it has been placed on the southern most, less visible to any neighbour who has no need to pass the school such as myself. This is why I have not been aware of this application till now.

I wish to make a number of observations and objections to the application above.

1. Incorrect / inaccurate statements on the application

- a. Section 6 of the application claims that there is already vehicle and pedestrian access.
This is not true. The property has never had vehicle access in its lifetime and pedestrian access ceased more than 8 yrs ago when the school erected the red railings.
- b. Section 9 of the application claims that the current ground conditions are grass.
The site was made up of mature trees, grass and paths and borders.
- c. Section 20 of the application Hours of opening, details of when property will be in use are not recorded as times of day. The times of use may present unique issues not obvious from general statements.

2. Access to property.

As mentioned above the property has never been granted nor been used for vehicle access in its life time.

In the communications of application EG/36/11/CLE change of use, Mrs Leeson's email stated that "*we have some concerns, namely access and the residential amenity of the proposed residents vis-à-vis a vis the proximity to the school and the footpath*". The traffic movements of a residential property are significantly lower risk that the proposed.

In the same planning documents 'The certificate of existing lawful development report' also states clearly the condition of the boundary to the front of the property and road markings in place at the time. No vehicle or pedestrian access from Elm Grove South.

Have Highways been consulted over this proposed access? I would expect a full risk assessment and traffic management plan and impact assessments to be generated before any permission is granted.

3. Flooding – Surface water management

Inefficient surface water drainage provision and design. All soakaways are rubble (bricks) backfill and do not have sufficient capacity for the roof runoff and the hard standing.

Location of one of the soakaways has been placed within 2 meters of my garage building, this is not shown on the plan. This doesn't therefore fulfil the 5 meters from buildings rule for the location of soakaways.

My property and the school are below the surface level of No17 and therefore I am very concerned that no water escapes from this development. Ground conditions in my own garden cause surface water to collect on grass, gravel drive and flower bed areas during periods of sustained rain.

Current material covering the site looks inappropriate (type1) for use as a part of a permeable surface construction in accordance with the Environment Agency 'guidance on the permeable surfacing of front gardens' document.

Details of surface water management are not sufficient, no percolation tests and no provision for the 1:100 rain storm event.

4. Parking and pedestrian safety

The application states 8 to 20 cars to use the site. Despite point 2, access issues, there is insufficient space to allow for that number of vehicles on the site and to safely move, turn and exit.

There is limited on-road parking availability within Elm Grove South. This will cause local parking congestion issues to be worsened from the current use of school and rail commuters.

There continues to be issues with the development vehicles parking on the no stopping markings at the entrance to the school and opposite a sharp bend causing local residents on foot, to walk on the road and vehicles entering into Elm Grove South having to pull into the centre of the road meeting on coming vehicles on a blind corner. This is an accident waiting to happen.

Access to my own property continues to have issues during the school drop-off and pick-up periods when the entrance is either blocked or partially blocked despite access protection lines being in place. This is likely to increase with the use of No17.

Vehicle movement to the rear of the property will introduce unnecessary/unpleasant vehicle noise to neighbouring properties rear gardens which to this time have been a very peaceful environment.

Full plans showing vehicle route within the site and parking plan should be requested.

5. Location of the Air Conditioning units and noise pollution.

I am concerned that the position of the air conditioning units will generate unnecessary noise pollution. Air conditioning units do not generate a constant sound but rather cut in and out at will. The positioning of these units is not of least impact. The proposed use of hit and miss fencing offers no guarantee that this noise will be stopped. Moving the units to the school side of the property would be best as during the periods of use, the school is not in use and the noise would be deflected away from the residential properties.

The use is stated as evenings and weekends, I am concerned the noise will cause distress during use to me and my family during these times.

6. Local environmental impact/ residential amenity loss

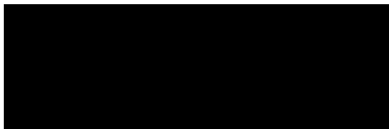
The property had mature trees, bushes and a large conifer hedge to screen the school from local residents. They have all but a few been removed as part of this redevelopment. The plans do not propose any form of planting or screening at the rear of the property. This leaves this development out of keeping with the local area.

The proposed times of use are also further loss of residential amenity as currently only the school currently impacts upon residential life. This development will operate outside of this time therefore having an increased non residential impact and feel.

This development has been poorly thought through with no consultation with local residents prior to starting. There has been little regard for planning or building regulations unless pressed to do so. Considerations for residents during works have been less than sympathetic as most of the works are being carried out during Saturdays.

I look forward to hearing from you in due course

Yours Sincerely



Mr M Jones