35 The RidingsEast Preston
West Sussex BN16 2TW

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
23 MAY 2013
ACTION...
(LM 5)

20 May 2013

Planning Committee
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir:

Ref: EP/111/12
Demolition at 60 Sea Lane, Partial Demolition at 45 The Ridings, and Construction of 3 Detached Properties.

I live at 35 The Ridings and am therefore a scant 4 properties from this large development which will disrupt my life for the foreseeable future. If it goes ahead as conceived in the initial planning application the immediate environment of my bungalow, and other smaller properties, will be swamped by the large edifice rising relentlessly - allegedly 6 foot above the present property at 45 The Ridings!

My main concern is the potential for increased flooding. The Ridings has been under surface water several times in the past year, particularly where it joins The Roystons, and virtually all the gardens in The Ridings, both north and south of the planned development, suffer extreme boggy conditions whenever there is persistent rain.

As you know, Sea Lane has suffered two disastrous floods, resulting in massive insurance claims and necessitating considerable building renovations in the past eighteen months alone. The prospect of large houses with driveways, patios and, almost inevitably, garden decking, will have an impact on future flooding risk.

My other pertinent concern regards traffic. Both Sea Lane and The Ridings have traffic islands close to the planned development - directly in front in the case of Sea Lane. For the residents in the immediate area there is serious concern about the amount of works traffic putting intolerable strain on the roads. In the case of The Ridings this is privately maintained.

Apart from anything else, where will the building workers leave their vehicles? Hopefully this will be restricted to the actual development site?

I attended the recent Parish Council planning meeting where, as you know, many objections to the development were voiced by concerned residents of The Ridings and Sea Lane. I hope you will consider these fully when you meet to deliberate the wisdom of approving such a large development in a quiet and - until now - peaceful corner of East Preston.

Yours faithfully,

(Mrs) L Snomo

[redacted]

ARUN DISTRICT COUNCIL EP/111/12/