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6th October 2020

A French
8 Ambleside Close
Felpham
PO22 8NG

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/179/20/PL
Site Address: 7 Ambleside Close Felpham PO22 8NG
Description of works: 1 No 3 bedroom detached chalet bungalow. This site is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 5th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30074

I am objecting to the plans proposed on the basis as follows:

Ambleside Close is subject to extensive surface water flooding in heavy rains, which can only be exacerbated by the addition of increased roof area and paved surfaces - even if some of these are permeable. Already in 2020, the already overstretched sewage system has failed, with water backing up to just below one neighbour's manhole cover for a period of nearly a week. Southern water have been called out by residents of the close on at least three occasions already this year, and I have no doubt that we could expect to see such incidences become more commonplace with an additional dwelling adding additional demand on the already overstretched systems.

The existing occupier of the property has a roughly monthly meeting of some description at the property. I notice how the application mentions that there are only two parking spaces present, yet the driveway in front of the gate has parking for two, and there is a driveway behind the gate, and a garage, capable of holding another two vehicles, meaning there would be no net gain of parking spaces. During these events mentioned, the rear driveway is never used, presumably because of the tight entrance, which I see no plans to alter in the proposals, and therefore can only imagine how congested an already busy cul-de-sac will become with additional residents, unable, or simply unwilling to park in their own driveway, along with the events hosted by the existing occupant.

The garden, albeit neglected, is a refuge for wildlife - we have had many fortunate years of enjoying the wildlife from our windows, seeing the animals that fly through from the applicant's garden, including species such as on one occasion, a red legged partridge. Only a matter of weeks ago, the majority of the larger, most beautiful trees in the garden, which I had watched birds make nests in all summer, were cut down,

presumably so that it could be mentioned in the biodiversity report that there were no trees capable of sustaining nesting birds. The removal of the trees also further serves to reduce the amount of water uptake by fauna, meaning that groundwater is significantly more likely to puddle on the surface. Furthermore, we have for years enjoyed being fortunate enough to watch the bats about the garden, and I have no doubt that we will be deprived of this protected species, when the garden is cleared; namely as there is a long disused garage with open entrance which has for some time been a haven for wildlife, including a now gone foxes den some years back. Our garden has a number of nests of underground bees and if the garden of the applicant does too, I hate to think that we might lose nests of these protected species also.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.