

From: The Roundle Residents Association Ltd.

By Email 11.02.26

To: planning@arun.gov.uk

Date: 11.02.26

Objections to FP/1/26/S73

- This application is revising the original FP45/24/PL to take into account the property as it has now been built. However, the plans are also now showing the North Elevation to be the Front of the building with the South Elevation becoming the Rear of the property, this is *re-orientating* the building within the plot.
- This switch would then imply that access will naturally become via the Front of the building via Flax Mean and not via Felpham Way, as stipulated by the current planning permission.
- At the same time the plans show the Front elevation to have a fence and hedge running East to West across the boundary, enclosing the area, which conflicts with the above and the marketing of the property with Bell and Blake estate agents.
- Flax Mean is a private area with existing legal covenants preventing access to the site from Flax Mean.... see 2.1 below
- Access to Flax Mean is over private land maintained by the Roundle Residents' Association.
- **Extracts taken from The Planning, Design & Access Statement submitted on behalf of Sussex Reeves Homes for FP/45/24/PL clearly state the following:**
 - 1.3 *As with the approved scheme this revised proposal would not provide any on-site parking. Pedestrian, cycle and mobility scooter access would be provided for future occupiers to the dwelling from Felpham Way, via the communal passageway to the east of the mixed-use building at 107 Felpham Way to the south. Visitors to the property, or future occupiers who chose to own a car, would be able to find available on-street parking on local roads to the south.*
 - 2.1 *Flax Mean is a private road serving what is believed to be Council owned housing stock. **Existing legal covenants prevent access to the site from Flax Mean.***
 - 5.19 *Whilst the proposed development would infill a gap on Flax Mean it would could also be considered to be a backland scheme given that it's access would be from Felpham Way.*
 - 6.4 *With regard to its back to front layout the Inspector observed (at paragraph 5) "Although unorthodox, there would be no harm from this orientation. There would be no significant overlooking, and the use of the passage by pedestrians, cycles or*

mobility scooters would be unlikely to cause disturbance to neighbours. The character of Flax Mean would not be notably altered by being fronted by the rear garden boundary of the bungalow, since it already exhibits varied boundary treatments including side boundaries consisting of substantial walls and hedges. It is proposed to set the rear garden fence away from the kerb line in Flax Mean to allow for some planting to soften this boundary."

- *6. The site has space to provide parking for cycles and a mobility scooter. Although some of the nearby streets are private with controlled access, there are other unrestricted streets in the wider area which do not suffer notable parking stress.*
- *6.7 Given the Planning Inspector's decision to allow planning appeal APP/C3810/W/23/3325093 it is considered that the principle of developing the site with the provision of a two bedroom dwelling of this scale, design, reverse layout and garden size is acceptable in principle. The Inspector clearly agreed that there was no need to provide on-site parking as part of the development given the proximity of local shops, access to regular bus services and availability of convenient on-street car parking should it be needed by the dwellings future occupiers or their visitors.*
- *6.24 It is also the case that whilst the proposed development would infill a gap on Flax Mean it would also be a backland scheme given that it's access would be from Felpham Way.*
- *the Planning Inspector who permitted the bungalow (under PINS ref: APP/C3810/W/23/3325093; LPA Ref: FP/155/22/PL) imposed a planning condition on the development which stated: "11. Before the dwelling is occupied, details of (i) biodiversity enhancements on the site, and (ii) the fencing and planting to be carried out adjacent to Flax Mean, shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance with the approved details."*
- *7.3 As with the approved scheme this revised proposal would not provide any on-site parking. Pedestrian, cycle and mobility scooter access would be provided for future occupiers to the dwelling from Felpham Way, via the communal passageway to the east of the mixed-use building at 107 Felpham Way to the south. Visitors to the property, or future occupiers who chose to own a car, would be able to find available on-street parking on local roads to the south.*
- The Transport Statement prepared by Bright Plan on behalf of Sussex Reeves Homes Limited and submitted with the original application F 45/24/PL also states the following:

Paragraph 1.2.2 - '107 Felpham Way has a clause within it's title deed which states that Flax Mean cannot be utilised for vehicular access to the site, for this reason the proposed residential development access requirements would be served via the permitted access arrangements.' i.e. 107 Felpham Way.

- We are objecting to this proposal for the following reasons:
 1. On the basis that the elevations shown on FP/1/26/S73 have totally re-orientated the property within the plot (from the original FP/45/24/PL) which will have traffic and parking implications for both the Rundle Residents Association and Flax Mean.
 2. Making the North Elevation now the front of the property and for all the stated reasons in our submission, vehicular access via Flax Mean is incompatible. (Please also note that the RRA have been approached by Sussex Homes with a request to give vehicular access over the private land that we maintain, thereby granting access to Flax Mean. Although correspondence has occurred between both parties on this matter, no such agreement has been made.)
 3. We also note that the property has already been marketed and sold (subject to contract) with the Front of the property facing North to Flax Mean..... The estate agent, Bell and Blake have marketed the property with a photograph taken from the road in Flax Mean showing the North elevation of the property with shingle for parking and no fence or hedging in place. This naturally would be taken to be the front of the property instead of the entrance from 107 Felpham Way, Written details also state '[*a south facing rear garden and the potential for off road parking for 2 cars subject to necessary consents. The property is located on a quiet no through road with a duck pond.*](#)

To ensure that access to this property is only from 107 Felpham Way and not via Flax Mean, we request that the following planning conditions are specified:

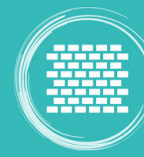
1. That the Postal address remains as 107 Felpham Way and that the property is not given a Flax Mean address.
2. That the rear of the property remains facing North towards Flax Mean, as originally agreed in FP/45/24/PL
3. That the North boundary with Flax mean is fully enclosed with the original 3 bar fence and hedge – fully running from the East boundary across to the West Boundary as specified on the original planning permission – FP/45/24/PL and that this is to remain in perpetuity.
4. That no vehicular or pedestrian access to the property is allowed from Flax Mean. (If pedestrian access were to be allowed, then parking and deliveries in Flax Mean would happen by default, with non-authorised access crossing over private land).

PL- Rep

Arun District Council, Civic Centre, Maltravers Rd
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From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning

Sent: 11 February 2026 11:18

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

Subject: FW: Objection to FP/1/26/S73

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From: Roundle Residents Association Ltd [REDACTED]
Sent: 11 February 2026 10:24
To: Planning <Planning@arun.gov.uk>
Subject: Objection to FP/1/26/S73

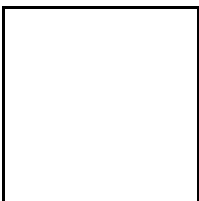
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Dear Sirs,

Please find attached our comments and objections to the above planning application.

Kind Regards

Sue Handson.
RRA Committee Member



ROUNDLE RESIDENTS' ASSOCIATION LTD

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