



Arun District Council
Arun Civic Centre
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11th November 2020

Neil Chisman
122a Limmer Lane
Felpham
Bognor Regis
West Sussex
PO22 7LR

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

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: FP/212/20/OUT
Site Address: Pipers Croft 6 The Loop Felpham PO22 7ND
Description of works: Outline application with all matters reserved for 1 No. 4 bed detached dwelling.

Thank you for your internet representation made on 10th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31172

Limmer Lane House
122a Limmer Lane
Felpham PO22 7LR

The Planning Department Arun District Council - comment on ADC website
Maria Tomalova, Case Officer - maria.tomalova@arun.gov.uk
Felpham Parish Council - clerk@felphampc.gov.uk
The Environment Agency - enquiries@environment-agency.gov.uk
Southern Water - customer.accounts@southernwater.co.uk

Dear Sir or Madam

Planning Application no. FP/212/20/OUT at 6 The Loop PO22 7ND

I wish to lodge an objection with Arun District Council to the planning consent application number FP/212/20/OUT for 6 The Loop PO22 7ND. I also wish to draw this matter to the attention of both The Environment Agency and Southern Water who, I feel, should be concerned about the effects of this

development. And I am copying it to Felpham Parish Council for information. My concerns are elaborated below:-

Drainage, sewage, flooding and beach contamination

The Loop is a high-risk flood spot. In the 2012 flooding, caused by heavy rain, several back gardens in The Loop became waterlogged and at least one house was partially flooded. Drainage in the area is inadequate and the addition of a further house will exacerbate the position.

Number 6 The Loop plays a crucial role in the drainage system in that the gardens contain an ancient drainage pond and pipes which connect to the main sea outlet pipe running down Jacken Close. I note that the planning application describes this drainage pond as "the sunken garden" which might be an error or could be an attempt to mislead.

Because of its location this plot is particularly prone to becoming waterlogged or even flooding, and to add an extra property here seems ill-advised.

In addition, the area is prone to eruptions of sewage which find their way into the surface water drainage system and from there out to sea to be returned to our beaches. This happens often during heavy rainfall when the sewers become full. One particular trouble spot is a manhole at the eastern end of Limmer Lane near to Jacken Close.

ADC's Principal Drainage Engineer, Paul Cann, is familiar with these issues

Protected species

I believe the ancient pond in the garden of 6 The Loop is a breeding area for various species of newt. This is likely to be endangered by further development.

I hope you will save us a lot of worry and refuse planning consent for this development

Yours faithfully

Neil Chisman

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.