



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

17th November 2020

Martin and Gina Fitch-Roy
5 The Loop
FELPHAM
Bognor Regis
None
PO22 7ND

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 16th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31387

We would like to object to the above planning application in the strongest terms. The specific objections are listed below

* There have been well documented issues of flooding on Summerley Estate for many years and in light of the fact that our changing climate will inevitably result in more extreme weather and higher levels of winter rainfall, the Estate management team have been investigating the source of the problems and working on a solution. A watercourse runs through the garden of 6 The Loop and is at risk of flooding from the 900ml pipe to which it is connected as well as from north of The Loop where a 300ml culvert empties into the pond in the garden of 6 The Loop which is part of the ancient watercourse. The solution which would resolve the issue thus ensuring the integrity and insurability of many properties, would be negated by the granting of this application to build a home in the proposed location

* During dry summers - and again the number of these are anticipated to increase - our water pressure drops significantly. An increased demand on water resources which will occur with the building of a large house will exacerbate this problem.

* The proposed building is situated on back land not to the rear of the home of the applicant but behind our property compromising our privacy and quality of life. Should this application be granted, it creates an unwelcome precedent for future local development. It is extraordinarily unneighbourly.

* The anticipated size and situation of the dwelling will have an extremely detrimental effect on the environment and quality of life of all the neighbours and is utterly out of keeping with other properties in The Loop and Sea Drive.

* The building line for the proposed dwelling is in line with houses in Jacken Close rather than those in The Loop and Sea Drive.

* Proposed access will be through an extremely narrow and long drive which will pass very close (1m) to our

home. It may well be impossible for large vehicles to enter thus requiring them to unload on The Loop itself causing an obstruction for neighbours on the single carriageway that is The Loop.

* Our home and those of our neighbours will be subjected to much higher levels of light and noise pollution.

* The narrowness of the two driveways that will be created (to 6 The Loop and the proposed new development) will mean that for anything other than a small car to turn into either driveway would mean having to swing out and mount the grassy copse in The Loop. The grassy copse - a haven for wildlife and much loved playground for children - will be compromised.

* It is of note that the applicant has chosen not to make any local residents aware of his plans and wilfully refused to post notices advising of the planning application until Friday 13th November and those two notices were posted at some considerable distance from his property and the site of the proposed development.

* Finally, it is of note that Felpham Parish Council unanimously voted against the granting of this application.

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.