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19th November 2020

Ruth Makgill
Wardour
2 Strand Way
Bognor Regis
West Sussex
PO22 7LH

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 18th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31467

I have a number of objections to this Planning Application.

Flooding

1. There is a history of flooding in this area as outlined in Mr Chisman's letter.
2. There was a Covenant on this area to protect the plot from development as there is a drainage pond on the site to help the watercourse and to prevent flooding further back in the estate. I understand that Mr Isitt managed to get this Covenant lifted from the previous owner of Summerley Estate before buying No 6 The Loop. This does not address the fact that there is still a flood issue.
3. I have huge concerns that responses on the application are inaccurate for example Question 12 on the application form about Flood risk - there is a water course nearby and a flood risk further back in the estate.

Biodiversity

4. The Biodiversity questions have been able to be answered with a 'No' because trees that were on the plot, were felled in October 2020.

Noise Pollution/ Effect on the level of daylight and privacy of existing property

5. The proposed new driveway is alongside No 5 The Loop. All the current houses on the Loop have their driveways at the front of their properties, thus minimally affecting their neighbours. I wonder how emergency vehicles, in particular fire engines will be able to access? I also wonder how building construction vehicles will also be able to access?

6. Currently the houses on either side of the plot have a peaceful location and good eastern/western light and privacy. These will be affected by a new property and the associated cars and people.

Conservation of buildings, trees, and open land/Loss of Public visual amenity

7. This proposed development will impact everyone who walks along the sea front who previously enjoyed the trees and birds and open nature of that plot.

Notification and Appropriateness

8. In the planning application I see that it says -

'which makes provision for small scale development opportunities of sensitive, appropriate well designed development...' I read this with apprehension as those adjectives cannot be applied to Mr Isitt's recent other development on Summerly on Second Avenue. A large and inappropriate infill house has ruined the line and outlook of residents in and surrounding that road.

9. Notices about the planning application for his development on Second Avenue were allegedly not adequately displayed, therefore most residents were not aware of what would be happening. I urge the Council to display the notices about this proposed application for No 6 the Loop prominently, not only in the Loop and Sea Drive, but also in Jacken Close and on the fences facing the Promenade so that all those who regularly walk by can see them. There are only 2 weeks left to comment before the deadline of 3rd December.

10. It appears that Mr Isitt has not discussed this application with his neighbours. We promote good neighbourliness on the Summerley Estate, looking after our area and properties to the benefit of our neighbours. It is also neither sensitive, nor appropriate.

11. For the reasons above, I object to 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.