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23rd November 2020

Mr D Bowen
St Marys 2 Third Avenue
Felpham
Bognor Regis
West Sussex
PO22 7LN

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 22nd November 2020 which has been recorded as an objection with the comments as follows:

OWPC31543

Dear Ms Tomalova,
Ref: Planning Application FP/212/20/OUT - 6 The Loop
I have the following objections:

Flooding

1. There is a history of flooding in this area as outlined in several other letters already submitted, including from Felpham Parish Council.
2. There WAS a Covenant on this plot originally to prevent such development as there is a drainage pond on the site to help the watercourse and to prevent flooding further back in the estate.
3. Concerns about Question 12 sub questions answered with a NO - my understanding is that there is a flood risk further back in the estate-

Noise Pollution

4. The proposed new driveway is alongside and extremely close to No 5 The Loop and is not wide enough for cranes and building machinery, let alone for emergency vehicles thereafter. No 5 will be hugely noise polluted with any construction work and by the new incumbents living there, should it, wrongly, be given the go ahead. All the houses on the Loop have been designed to have their driveways at the front of their properties, thus, currently, minimally affecting their neighbours.

Effect on the level of daylight and privacy of existing property

5. The houses on either side of the plot have a peaceful location and good eastern/western light and privacy, not to mention views of the sea. These will be ruined by a new property, its incumbents & vehicles.

Biodiversity

6. The trees that were visible on the plot until 10th October 2020 have been felled, thus enabling the owner to answer 'No' to those questions pertaining to the future life of breeding birds, bats and owls on the plot. There

is mention of bat & bird boxes in the future, but these are no substitute for the original trees as a home. Any newts hopefully are still alive in the pond area.

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

7. In addition to the surrounding neighbours, this proposed development will impact everyone else who walks along the sea front who previously enjoyed the open nature of that plot. This is also an area where the public can rest and enjoy the views from a Memorial Bench - this relaxing space and view would be overshadowed and ruined.

Sea Defences

8. I note from the plan that the proposed development appears to extend to the Promenade. I question whether this is correct as it incorporates a raised Sea Defence Bund. I would suggest that any interference with the Bund could jeopardise Life, in so far as its prime purpose, as its name implies, is to defend against incoming seas. In this era of climate change and rising sea levels, it is more important than ever.

Notification and Appropriateness

9. I urge the Council to display the notices about this proposed application for No 6 the Loop prominently so that all those who regularly walk by can see them - there are currently none whatsoever in Jacken Close nor on the fences facing the Promenade. With only 12 days to your deadline for comment by 4th December - this appears to be inexcusably late to inform the general public, as is their right.

10. We do not need another infill development, at the expense of other peoples' homes ('castles') where they may have lived for many years, nor the ensuing flood repercussions it would cause. It is neither sensitive, nor appropriate, as quoted in the Application letter.

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.