

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 November 2020 08:28
To: Planning Scanning
Subject: FW: Planning Application Reference: FP/212/20/OUT
Attachments: 6 The Loop - SEMCO Objection Letter.pdf; SEMCO - The Loop - Ditch Pond - 1945-50 .jpeg; SEMCO - Photo - Limmer Lane - Southern Water - 17th August 2020.jpg

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 20 November 2020 16:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application Reference: FP/212/20/OUT

Please upload the below and attached to the above application; objection letter

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Andrew Fells [REDACTED]
Sent: 20 November 2020 15:13
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Packham, Neil [REDACTED]
Subject: Planning Application Reference: FP/212/20/OUT

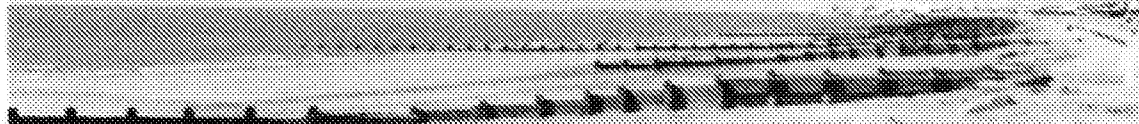
Dear Ms Tomalova,

Please find attached a letter from SEMCO registering its objection to the above referenced application, together with the two attachments referred to therein.

Please don't hesitate to contact us if you have any queries.

Yours sincerely,
Andrew Fells, Chairman,
Summerley Estate Management Company Ltd.

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1 Third Avenue,
Felpham, West Sussex,
PO22 7LN.

Ms. Maria Tomalova, Case Officer,
Arun District Council,
Maltravers Road,
Littlehampton,
BN17 5LF.

20 November 2020

Dear Ms. Tomalova,

Planning Application Reference: FP/212/20/OUT
Address: Pipers Croft, 6, The Loop, Felpham PO22 7ND

I write to register the objection of Summerley Estate Management Company Ltd (SEMCO) to the above planning application. By far our greatest concern is the impact of this development on drainage and sewage, but I also outline other issues that concern us and our residents.

SEMCO has owned the freehold of roads, verges and infrastructure since early 2020 and is responsible for managing all issues on the Summerley Estate including, in particular, issues of drainage and sewage and of building and development. SEMCO's shareholders are the 350 households of the Estate.

Already over-stretched drainage and sewage infrastructure will be inadequate putting much of the Estate at risk

The land at 6 The Loop has remained undeveloped for a very good reason. An ancient waterway runs through it and the attenuation pond in the garden remains an important element of the drainage system. I attach a 1950 map of the area showing the ancient system. The house labelled "Dolwyn" is the present house at 6 The Loop.

When Jacken Close and The Spinnakers were built, ADC Drainage Engineers redesigned the local drainage scheme to compensate for flood risk there. The drainage ditch to the north of the pond was filled with permeable hard core that collects surface water and allows it to seep into a pipe leading to the pond. This has never worked well and when there is heavy rain, properties in The Loop and in Jacken Close are threatened. This was notably the case in the unusually heavy rains of 2012.

The 900mm drainage pipe owned by Southern Water that runs under the road at Jacken Close is the last stage in an enormous surface water collection area within the county. This includes the northern parts of our Estate such as the open ditch between Crossbush and Bramfield which flooded in 2012. But it also serves all the low-lying land to the north of the Estate. So this pipe becomes very, very full when it rains. The drainage system from The Loop also empties into this pipe from the pond at 6 The Loop. But because they are connected excess surface water flows back from the 900 mm pipe into the pond. And since the sea outlet is frequently tide-locked it can remain there for a very long time.

During periods of heavy rain, the sewage system regularly overflows in Limmer Lane and other places and raw sewage runs down the road, into gulleys and the 900 mm pipe at Jacken Close and thence out onto the beach. Since 2012 Southern Water have made attempts to improve this sewage spillage – they have installed grates to catch the solids and alarms to call for a tanker to pump out the sewer – and while this has been an improvement it is far from a cure. The most recent incident of the sewers surcharging was last weekend, when the eruption of sewage lasted for in excess of 48 hours. The attached photo is of the previous such eruption in August 2020.

The nature of the low-lying land, and its location as the last point before the sea, put the surface water drainage and the sewage systems on the whole Estate constantly at risk of overload and flooding. Surface water flooding and puddling is a regular occurrence on the Estate. Although the Environment Agency still classifies this as a low flood risk area some of our residents have recently had their house insurance premiums sharply increased with the risk ceded to Flood Re. Clearly this is unacceptable and we have to lower the risk of flooding. The first stage of this will be to not allow any development which exacerbates the problem.

We are very concerned that any development on this site will compromise the natural drainage there, and furthermore, that this will adversely impact the wider Estate, especially nearby properties, in Jacken Close and The Spinnakers. In particular, if we go ahead with planned improvements to the drainage in The Loop, we will be delivering more quickly the surplus surface water to the pond possibly adding to the flooding in the garden of 6 The Loop.

It seems clear to us that it is entirely inappropriate to add in a new house on this flood risk plot. It is also vital that the responsibility for maintenance of the pond and its associated pipework remains clearly with the owner of the property and we fear that dividing the land could undermine this.

Local residents are overwhelmingly against allowing this development

Many residents have communicated to us their reservations on this development, particularly but not exclusively about drainage and sewage. I expect that you will have received such objections directly but some of the other more common complaints include:-

- Over-development – that the Estate already has too much infill and that further encroachment would adversely affect the look and ambiance of a pleasant English seaside estate
- Obstruction of views
- A danger to newts which, it is understood, use the pond as a breeding ground
- Unacceptably tight access for construction vehicles during construction and for emergency vehicles thereafter.
- That the building line of the new property is not in keeping with the traditional lines of the Estate and, rather, would be a clumsy addition to the row of houses in Spinnakers.
- The fact that the normal yellow planning application notices did not appear until some time after the application was made, that some have apparently disappeared and others have been placed in inappropriate, low visibility locations.

We ask that you give a clear and direct refusal of planning consent for development of an additional house on this property.

Yours sincerely,



Andrew Fells, Chairman,
Summerley Estate Management Company Ltd.

c.t. Neil Packham, Southern Water



Date: 7 Jan 1950

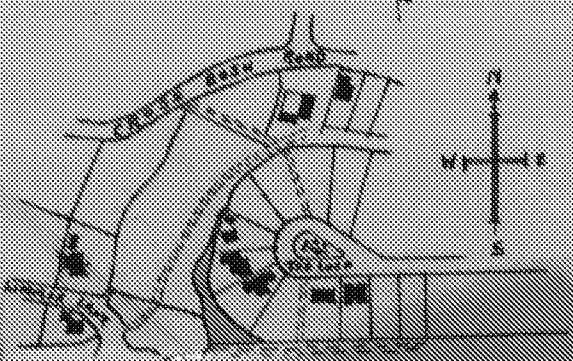
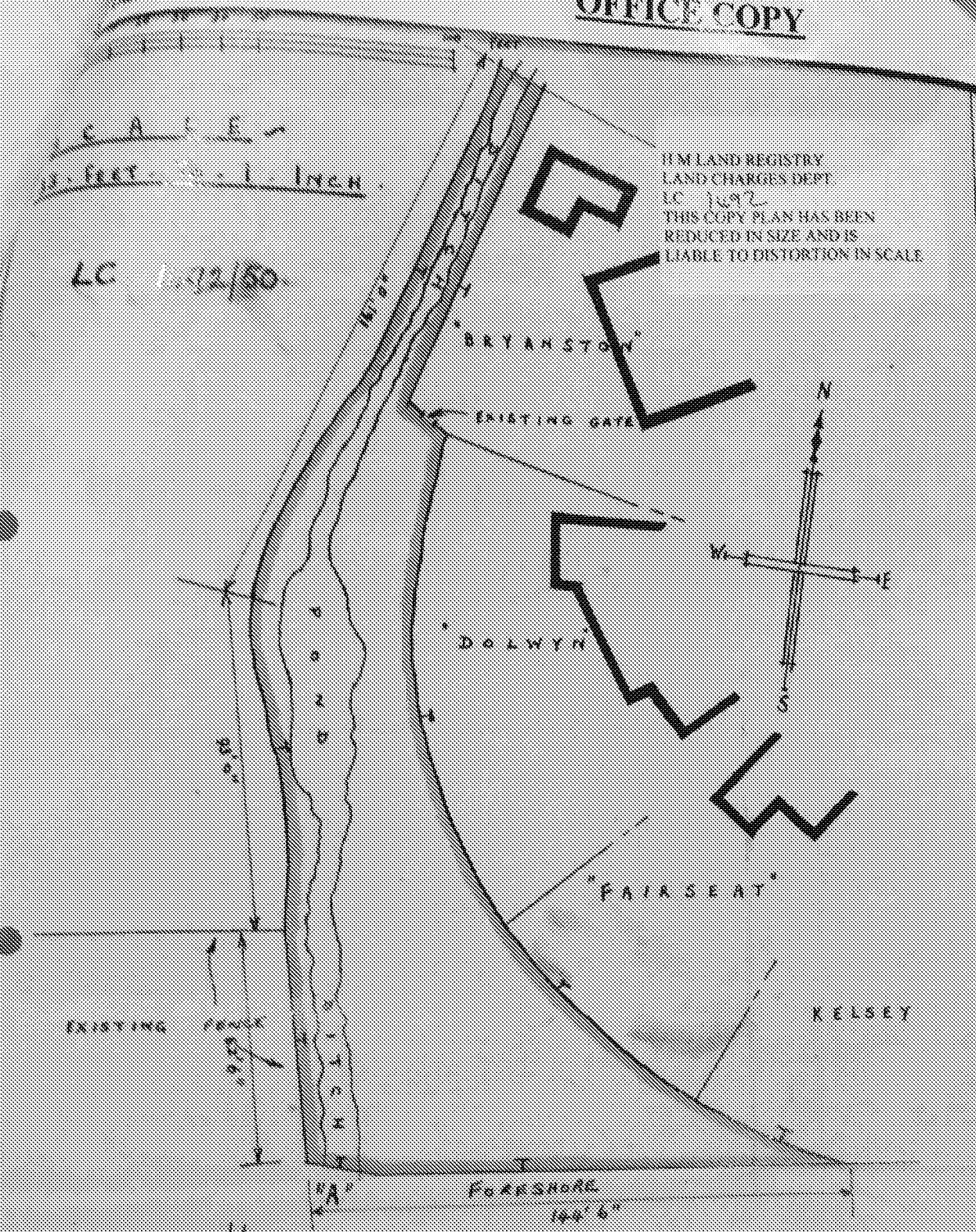
OFFICE COPY

Original Ref: 14
07 Jan 1950

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LC 1092/50

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LC 1092
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