



Arun District Council
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30th November 2020

Stuart Netherclift
8 Jacken Close
Summerley Estate
Bognor Regis
West Sussex
PO22 7DU

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 29th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31749

I wish to strongly object to this development on multiple grounds.

1. Flooding and Drainage

- This area of Summerly Estate is prone to ground water flooding and sewer system overflows during periods of heavy rainfall, the most recent example being the overflowing sewer at the top of Jacken close only a few weeks ago in October / November 2020. This issue is already known to and recognised by Arun and the relevant water authorities. Additional development will only increase the likelihood of the sewers becoming overloaded and raw sewage flowing onto the streets during periods of heavy rainfall.

- A natural water course runs through the garden of 6 The loop and currently this undeveloped land and pond act as a significant natural buffer to flooding. If this area is developed the flooding risk to the existing properties in the area will be greatly increased, and the proposed new property will likely be highly vulnerable to flooding too.

2. Access

The proposed access to the property is inadequate as it is very narrow and long:

- It is hard to see how large building lorries and heavy equipment such as diggers would be able to access the site via such a narrow and long access route, with consequent spill over of the building work and stores into The Loop, potentially blocking it.

- If the proposed property were to be built it is questionable if emergency services appliances from the fire and ambulance services could reach it.
- The access is unreasonably close to the existing properties, particularly No. 5 The Loop, resulting in unacceptable noise, loss of privacy and general disturbance.

3. Environmental Impact

The proposed building work is close to known bat roosts along the sea front to the East of the site. The prevailing Westerly winds would carry noise and pollution directly towards the bat roosts which must be conserved.

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.