

Planning Application no FP/212/20/OUT.
Piper's Croft 6 The Loop Felpham PO22 7ND.

From Jonathan Rolls
40 Sea Drive
Felpham PO22 7NB

To Maria Tomalova

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27/11/2020

Arun District Council

Littlehampton BN17 5LF

Dear Maria

This is a letter of objection in respect of the above application at Piper's Croft, 6 The Loop, Felpham for the following reasons:-

Housing need

The Felpham neighbourhood plan recognises that general housing need for the parish has been satisfied by the Blake's Mead residential development.

Appropriate sustainable small scale development may be allowed but this site does not meet the criteria.

Summerley Private Estate is a well planned example of a 1920/30s housing layout. There remain a few road side undeveloped plots where small scale development would be sustainable and fit with the existing pattern of development which no doubt will be built on over time.

The application site is on back garden land (facing South) and does not in any way meet the local planning policy framework because there are material considerations to indicate that the application should be refused which I list below.

Drainage/sewerage and water table considerations

I have read the various letters of concern sent to you regarding historic and current problems with drainage and fluvial water that undoubtedly will effect this garden site and adjoining areas. Messrs Chisman, Burgess and SEMCO in particular have highlighted the issues very adequately. I can confirm validity as a long standing resident of 35 years at Sea Drive and previously at 117 Limmer Lane and we experienced the frustrations regarding this subject and sea defences at the time of the Jacken Close construction which has unfortunately exacerbated the issues.

Sea Defences

The neighbourhood plan recognises that there are flood hazards and that sea defences must be maintained both by the local authority and privately. At Summerley, sea front house holders and SEMCO must maintain existing ditches and banked bunds. The application site may compromise this essential need.

The Garden

Does the site which is part of a long garden form an extension of the Loop or Limmer Lane ?
In my view neither. Viewed from the sea front this remaining natural green space between

Limmer Lane and The Loop should remain a garden particularly as it is low lying and has the drainage concerns highlighted earlier.

Neighbour concerns

Amenity, overlooking, privacy, noise and light pollution have all been highlighted by others objectors. A site inspection from No 5 The Loop which I am sure would be welcomed by the owners, will show how justified are these planning concerns. Other houses in The Loop and Jacken Close will also be materially affected. The small sea front Summer House next to the site will be dwarfed. There is no doubt the primary house affected is No 5 The Loop and this is why a site inspection from their garden is imperative. Although the loss of a sea front view is normally not a good reason to refuse an application, in this location it must be a consideration.

Access

Again highlighted by others the access is too narrow and too close to No 5 and No 6 The Loop. The highways authority criteria for fire engines will not be met and likewise large construction vehicles will not be able to get through the gap.

Reserved Matters

The applicant tries to avoid dealing with objectors concerns under the heading of "Reserved Matters" without even having a pre consultation meeting or discussion with your planning department or engaging with neighbours. Both are planning policy recommendations. In my view therefore it is essential all the matters above are addressed now.

Felpham Parish Council unanimously objected to the proposal which reflects the general views of the neighbourhood through the Felpham neighbourhood plan's objectives/ visions statements.

Lastly, the freehold estate covenants were imposed at the outset to promote in particular building lines to front and rear of all houses which have been adhered to over time, to create a planned environment. The application site ignores this principle and if allowed an unwise precedent would be set.

Please acknowledge safe receipt of this response which I have shown to Mr and Mrs Fitch-Roy at No 5 The Loop prior to sending.

Regards

Jonathan Rolls

