

Elmer Sands Limited
23 Arundel Way
Elmer
Bognor Regis
West Sussex
PO22 6JH

Your Ref: OWPC23873
Our Ref: M/53/19/PL 07-06-2019
Please ask for:
Mrs A Gardner

1st August 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition & erection of 1 No. dwelling.
7 Alleyne Way Elmer Middleton-On-Sea

Thank you for your internet representation made on 31st July 2019 which has been recorded as '**an objection**' with the comments as follows:

Elmer Sands Limited represents the members of the private estate, approximately 380 properties, on which this development is proposed. Increasing numbers of members are expressing growing concerns at the number of large developments which are changing the character of this private estate. Larger properties bring increasing numbers of residents, vehicles, parking and associated issues with them. Whilst some larger plots of land may have been suitable for this scale of development in the past, these larger developments are now moving into areas of smaller plots creating a situation of over development. The estate infrastructure was not designed to take the increasing numbers of residents for which these developments are designed, for example the Southern Water foul water pumping station which serves the estate on The Hard has regularly failed in the past. Roads are narrow and parking of increasing numbers of vehicles on the private estate roads cause problems. The estate infrastructure cannot continue to absorb this increasing number of larger properties.

The plans for this development do not display measurements but from the scale plans the height and size of the proposed building is not in keeping with the neighbouring properties.

The drainage plan shown on the ADC Planning website linked to the 7 Alleyne Way application also appears incorrect as we believe it relates to 24 Alleyne Way. It shows the movement of a surface water soak away, which is sited on ESL land (road side), this is not acceptable as it is part of the ESL estate scheme to disperse surface water.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning