

[REDACTED]

From: Sue Reeve [REDACTED]
Sent: 27 July 2019 17:22
To: Planning <Planning@arun.gov.uk>
Subject: Planning Ref. M/62/19/PL

I am writing as a long-time resident of Sundale Lane and Member of The Sundale Lane Association Limited with reference to the above Planning Application.

Sundale Lane is a Single Track Road owned and maintained by the Residents through the Sundale Lane Association Limited. The County Council maintains – without proof - that it is a Public Highway, however, right of access only applies to Pedestrians and the CC erected a barrier at the Western end of the Lane to prevent Through Traffic of Motor Vehicles. Also erected at the CC /Sundale Lane Boundary - by the CC - was a 'NO Cycling' sign – virtually totally ignored. The Residents have vehicular access from Yapton Road. The Lane is much used by pedestrians, cyclists, Mobility Scooters, Young Mothers with Prams, etc – people of all ages – many from the Flansham Park Estate as it gives access to – the Shops, Chemist, Dr.'s Surgery, Village Halls, Bus Stop, Church, 3 Pubs, etc.

All the Residential properties - except one, Shawleigh, (originally the only cottage in the Lane) - are built on the NORTH side. The first FOUR BUNGALOWS were built, pre WW2, in the early 1930s – NOT the 60s as quoted.

Shawleigh is right up at the end of the Lane so cannot be seen from where the Planning is being requested. It is built sideways on to the Lane (West to East) and the garden runs along the Lane too.

The first FOUR BUNGALOWS built– on the NORTH side – adhered to the 1932 Land Registry Charges that "The Building Line from the Roadway Boundary should be not less than 40Feet (except that a garage might be built on the plot close up to the division fence..." All these original Bungalows lie lower than the gardens belonging to the Middleton Road property gardens on the South side of the Lane thus, only being able to have the original soakaway drainage in their driveways, are ALL prone to regular flooding. There was originally a Culvert that ran all along the SOUTH side of the Lane which will come to light if there is excavation.

The design of the property being put forward for planning – right opposite the first Bungalow, Dawn, would be totally out of keeping with the rest of the Lane. It is a Three Bedroomed HOUSE – albeit with no Loft, a Hipped Roof so a bit lower than a regular House (Bungalow refers to a property with bedrooms downstairs – Chalet-Bungalow refers to Bungalows that have had a couple of rooms built into the roof normally at a later date.) That it is to be built UNDER A METRE from their Boundary, with the driveway Exit

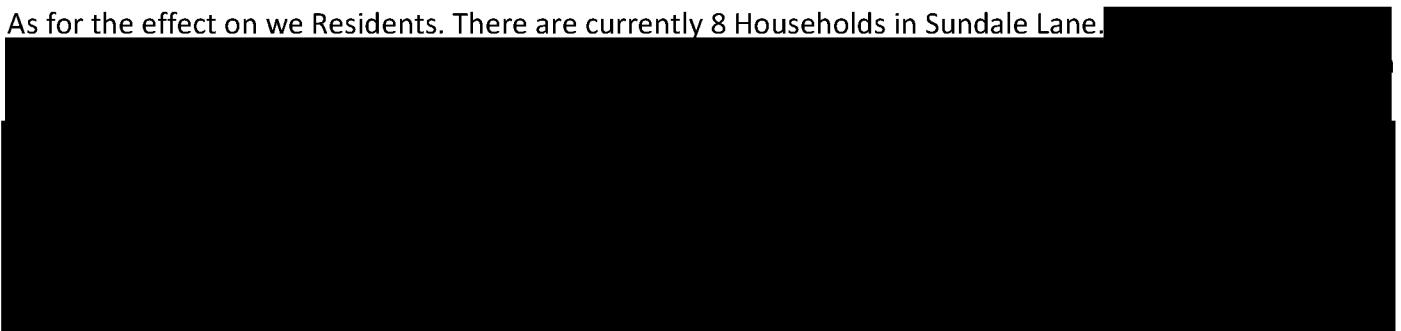
to be Directly Opposite the Driveway into Dawn doesn't seem to be good planning at all. The upstairs windows would look across into the Bungalow (Dawn) Bedrooms - especially distressing at night with lights on. (You have not been provided with a Photo of this important view.)

If planning is even to be considered then why can't they build the house nearer to the main house (177 M,Rd) with all access and excavations to Sewers, Gas and Electricity from Middleton Road. As we are now informed that the first idea for planning by the same people was to Demolish 177 Middleton Road and construct FIVE new properties, I'm sure they could think of another idea.

Should you consider giving Planning Consent for the House in the position it is now – under a Metre from the Lane Boundary, with NO SITE ACCESS AT ALL AND NO TURNING AREA IN THE LANE, the knock-on disruption to Sundale Lane, Yapton Road and Middleton Road would be enormous. All Builders vehicles would have to be driven up the Lane, unloaded in the Lane and reversed back down the Lane out on to the Yapton Road – already a busy and dangerous area being so near to the Junction/Mini Roundabout. There are bound to be occasions when other Builders Lorries are stacked up, waiting on Yapton Road – along with Residents also waiting for access. And where are the Builders themselves going to park their cars and vans? Middleton Road is impossible now and Shrubbs Car Park is always full of Local peoples' cars, going to the Surgery or Nursery school in the Village Halls or Shopping, to Work, etc

We have been warned that the weight of all the Lorries – the Cement ones in particular – along with excavating deep down as would be necessary to get to the main Sewer along with the Gas and Electricity could well cause the Lane to collapse.

As for the effect on we Residents. There are currently 8 Households in Sundale Lane.



The truth is we are all very frightened of what the future might hold and would only beg the CC to send out a Surveyor to really look at the SITE and surrounding area before making a Final Decision.

The Photos shown do NOT represent the exact position of the proposed House and this I believe to be intentional. There is one that shows the Garage ONLY of the Bungalow opposite. The other photos are of 2 houses further up the Lane – so not really to be considered.

A point of interest - the owner of the House next door to 177 Middleton Road with virtually identical House(Old Stile) and back garden running alongside that of 177 down to Sundale Lane, has also applied for Planning permission into Sundale Lane in the past AND BEEN REFUSED.

Yours Faithfully

Alex-Sandra Reeve

Myddleton Lodge
Sundale Lane

From: Sue Reeve
Sent: Wednesday, July 24, 2019 6:50 PM
Subject: Sundale Lane - 177 Planning Application

I am writing as a long-time resident of Sundale Lane and Member of The Sundale Lane Association with reference to the above Planning Application.

Sundale Lane is a 'No Through' Road for motor vehicles but is classed by the Council as a Public Highway not maintainable by Public Money also as a Private Road owned, maintained and insured by The Sundale Lane Association. The Residents have vehicular access and there are many pedestrians of all ages, cyclists, mobility scooters, etc. who walk through regularly for various reasons – One Stop Shop, Dr.'s Surgery, Village Halls, Bus Stop, Shops, etc.

The original Lane was constructed at the same time as the first FOUR BUNGALOWS were built on the NORTH side of the Lane – pre WW2 in the early 1930s – NOT the 60s as quoted. and has never been relaid , so consists of nothing but a CART-TRACK covered with a thin layer of Tarmac. Remarkably unsubstantial and of constant concern to the S.L.Association – discussed annually at our AGMs.

There are no Residential properties built on the SOUTH Side of Sundale Lane – except for Shawleigh – the original and only cottage that existed before the Lane was developed at all. Shawleigh is right up at the end of the Lane so cannot be seen from where the Planning is being requested. It is built sideways on to the Lane (West to East) and the garden runs along the Lane too.

The first FOUR BUNGALOWS built– on the NORTH side – adhered to the 1932 Land Registry Charges that “The Building Line from the Roadway Boundary should be not less than 40Feet (except that a garage might be built on the plot close up to the division fence...” All these original Bungalows lie lower than the gardens belonging to the Middleton Road property gardens on the South side of the Lane thus, only being able to have the original soakaway drainage in their driveways, are ALL prone to regular flooding.

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