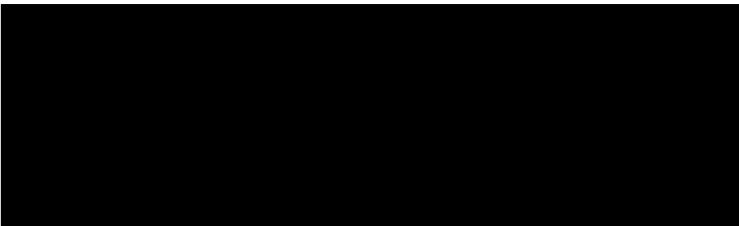


REP



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: George Bramley [REDACTED]
Sent: 02 January 2025 11:02
To: Planning <Planning@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Application_Ref_No=P/114/24/RES

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Dear planning team

Please find attached our strong objection to various aspects of the Reserved Matters application on the site adjoining our property.

Please add this to the portal.

Kind regards
George

Rookery Farm
Pagham Road
PO21 3PY

2 January 2025

Dear Planning Team

Planning application number P/114/24/RES

We are the owners of the neighbouring house, Rookery Farm (also known as Rookery Farmhouse), which shares a 351ft boundary along the north/north-western part of the application site. See diagram below which shows our land outlined in red. The highlighted yellow area is the shared boundary.

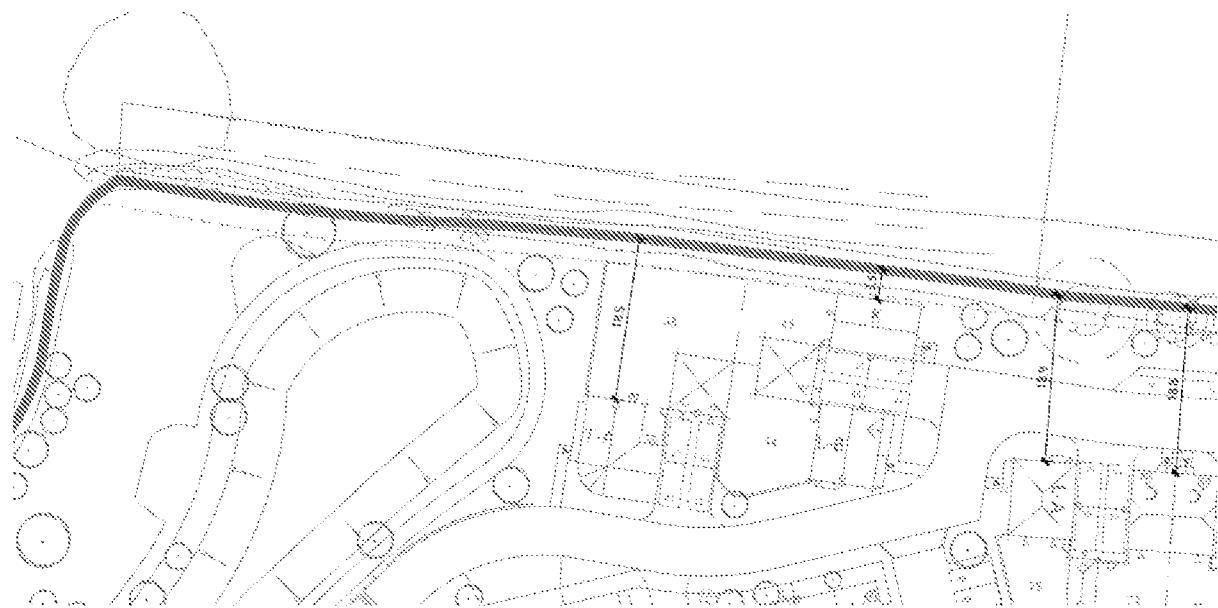


We would like to strongly object to this reserved matters application. We have a number of specific objections to the reserved matters application which I have summarised below and gone into more detail for each. We believe these matters need to be overcome before the application is approved.

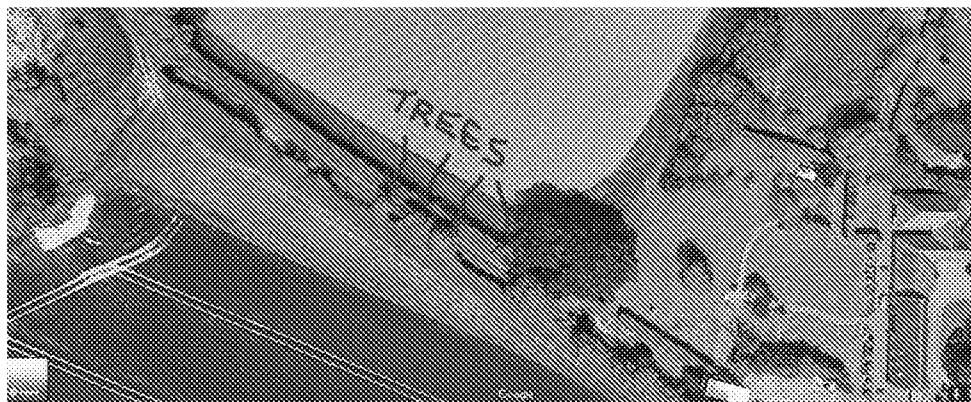
1. Inappropriate location of site 45 given boundary, tree and watercourse constraints.
2. Inadequate hedge infill plans and poor boundary security
3. Flooding concerns and watercourse maintenance
4. Ecological appraisal redacted

1. Inappropriate location of site 45

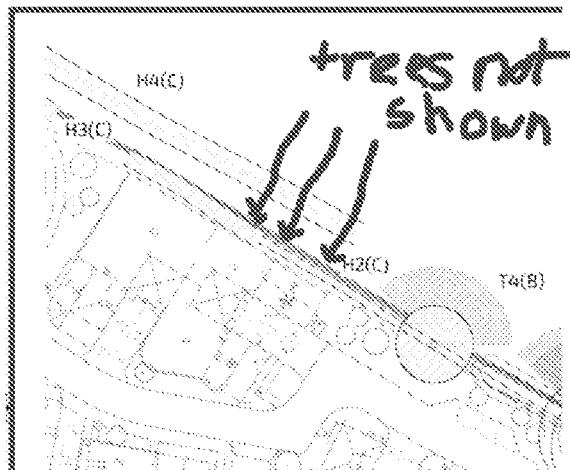
As can be seen from the below extract (taken from the “boundary offset layout BOL01 with the yellow highlighted added by me to show the shared boundary), the garage of site 45 is set 3.5m from the shared boundary that our property has with the site.



This shared boundary is a mix of hedgerows and Field Maple trees which is can be seen on a google satellite image and is referred to in the Arboricultural report (see extract below). However these Field maples within H3 do not make it onto the Arboricultural map shown in the report despite being well established.



4.9 To the west of T4 was H2, H3 and the offsite hedgerow and group. H4 and G3. H2 was a poor quality, unmaintained hedgerow that had failed in parts due to being overcome by undergrowth. H3 was a sporadic hedgerow that was partially maintained. It housed broken branches and crossing and rubbing limbs. In sections, there were outgrown field maples within H3. Running along a small access was H4 which was also unmaintained and outgrown. To the west of H3 and H4 was G3 which was a group of mature crack willow that were found adjacent to a small watercourse. These specimens had low crowns and housed typical features such as epicormic growth.



We believe that these field maples should have root protection areas and the current location of site 45 would then be deemed inappropriate. As a land owner keen on preserving the wildlife within this settlement gap, we should be protecting our trees where possible.

2. Inadequate hedge infill plans and poor boundary security

Referring again to the shared boundary hedge referred as H3 in the arboricultural report, it is important to note that this is the shared boundary. It has previously been stated by the applicant that the shared boundary is the middle of the watercourse but this is not accurate and can be proved through the legal titles and covenants.

The reserved matters application suggests that only two hedge infills are required along H3 but this is wildly inadequate. There are a number of gaps in this hedge which currently can be walked through and if the only work on this boundary is two small infills, there is a significant risk that the boundary will not be secure and risk trespassers being able to easily access our land. This is made worse by the lack of any time of fencing or boundary material shown on the plan. These plans need far more border protection / fencing in the north and northwestern corner of the site to protect our land from trespassers.

3. Flooding concerns and watercourse maintenance

We note that the Environment agency has objected to this Reserved Matters application on the basis that the information provided has not enabled them to assess the impact on neighbouring land. Therefore we would hope that the application is rejected on this basis.

We are however concerned that the LLFA response seems to be far more favourable and suggests that the information provided is sufficient to discharge conditions 12, 13 and 14. Considered we are the sole riparian owners of the watercourse to the north west of the site, we do not consent to any discharge to this watercourse nor have we agreed to any maintenance and management plan. Given this, we believe the application should be rejected on these grounds.

4. Ecological appraisal red-acted

See screen shot below of the ecological appraisal p11. There are whole sections blacked out. Why is this? I doubt it can be for data protection so begs the question as to what is being hidden here. Considering I own the watercourse where the ecology may be based, and I am keen to preserve it, I'd like to understand what is being hidden here. Surely this appraisal cannot be accepted with this redaction?

Table 2: Protected/afforded Species Survey Summary		
Species/ Group	Site capability and survey results	Conclusion
Bats	Traces of two bats were assessed as having potential to be potential. 11, an English bat, was assessed as not potential. 12, an bat, had no evidence present that it is the presence of bats and bats were not recorded. The presence of bats was not assessed. Habitats vs. the indicators, loss and/or decline, potential, absence, presence, and/or no bats. Bats were found and assessed. State survey identified moderate numbers of bats and no uncommon species. Throughout the site, particularly along the north and east boundaries, in winter, bat numbers or bat activity were identified on site.	Two bat potential 11/12 English bat site
Birds	Habitats, loss and gain on the site, numbers of birds, numbers which recorded, including stock dove, Collared dove, Gad's warbler, Green woodpecker, Starling, Wren, Common sandpiper, Pintail, and one Great spotted Flycatcher, determined. Monitoring for species associated with 10% degradation habitats. At site, a significant number of birds, common starlings, Green woodpecker, Green woodpecker, Starling, Wren, Pintail, Gad's warbler and Starling.	10% degradation Monitoring bird assessment on site
Brown Hare	Records indicate their presence in the west area for the previous two years during surveys. There is some suitable habitat on site, including grassland patches and hedgerow.	Protected for species records to be taken on 08/03/2019-06/03/2020-06/06/2020
Water Vole	Records exist in the local area and a water vole was recorded in ditch 2500m north of site on 20th April 2021. However, the ditch on site (D1, D2) the mid-line water vole, was found but was not an opportunity for hibernation or foraging. Ditches D1 and D2 are, however, located in a water vole habitat, which is different to the ditch, which is a water vole habitat.	Water vole study assessed from site
GEN	Breeding habitat - Ditches D1, D2, D4 and D5 and ponds P1 and P2, located on or near ditch 2500m off site, were surveyed for GEN.	GEN likely absent from site

Given the above, I ask for this reserved matters application to be rejected until these issues are overcome.

Kind regards

George Bramley and Nicola Doody

Owners of Rookery Farm