

REP

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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

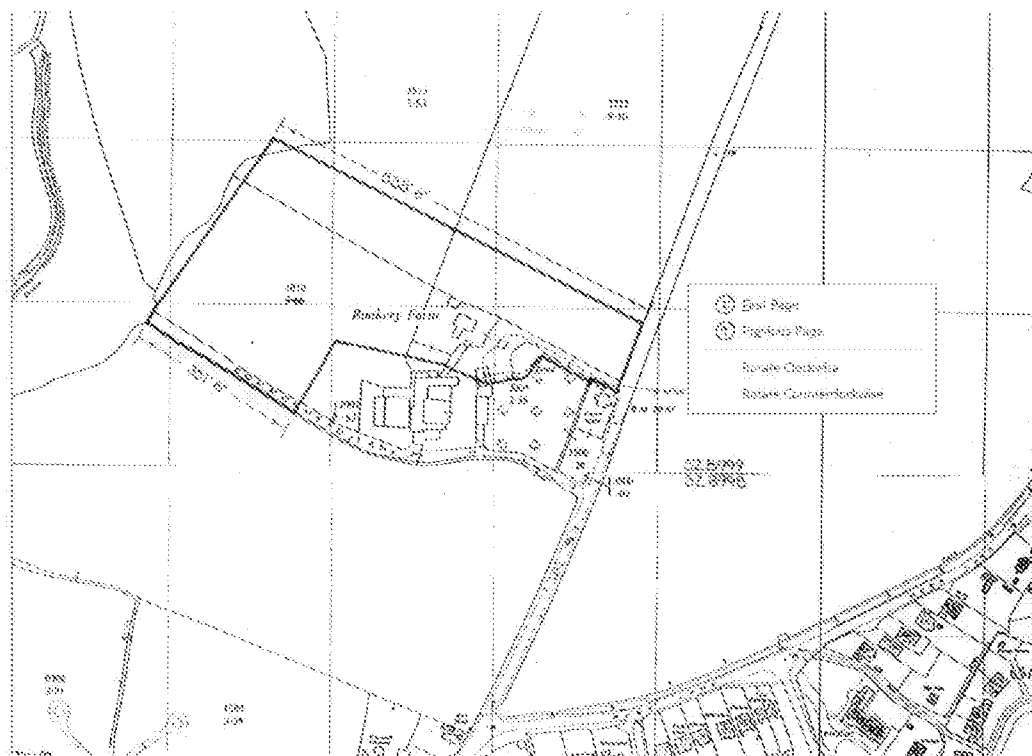
PO21 3PY

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.

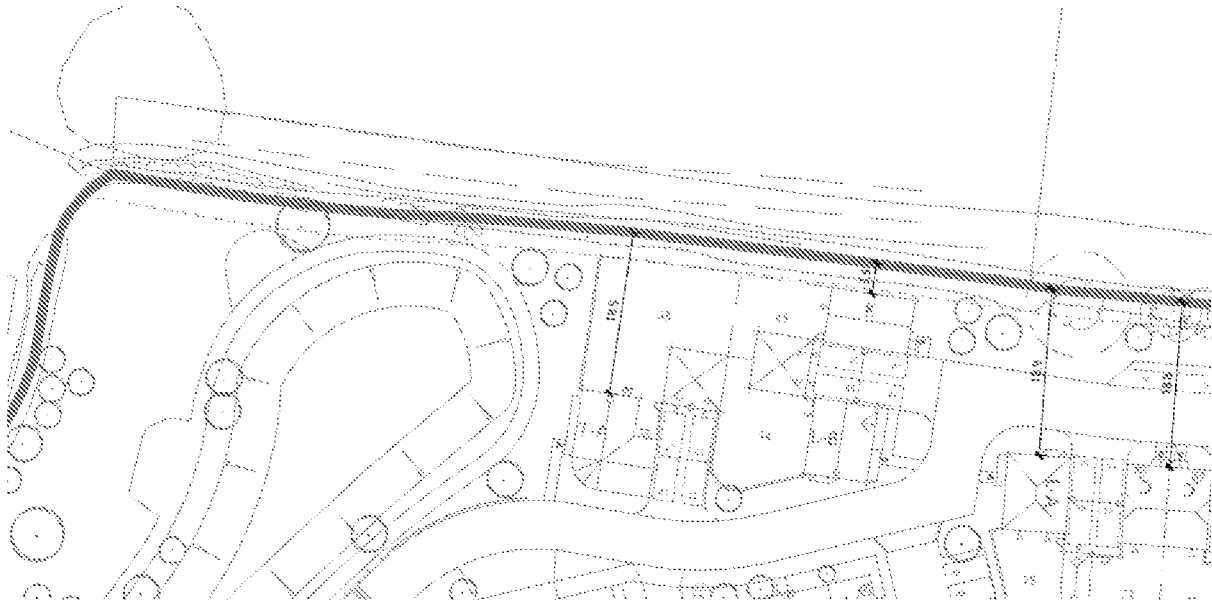


We would like to **strongly object** to this reserved matters application. We have a number of specific objections to the reserved matters application which I have summarised below and gone into more detail for each. We believe these matters need to be overcome before the application is approved.

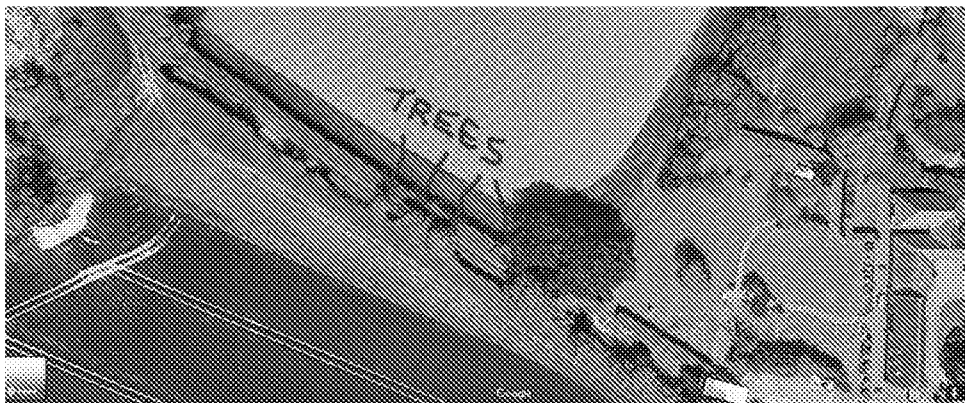
1. Inappropriate location of site 45 given boundary, tree and watercourse constraints.
2. Inadequate hedge infill plans and poor boundary security
3. Flooding concerns and watercourse maintenance
4. Ecological appraisal redacted

1. Inappropriate location of site 45

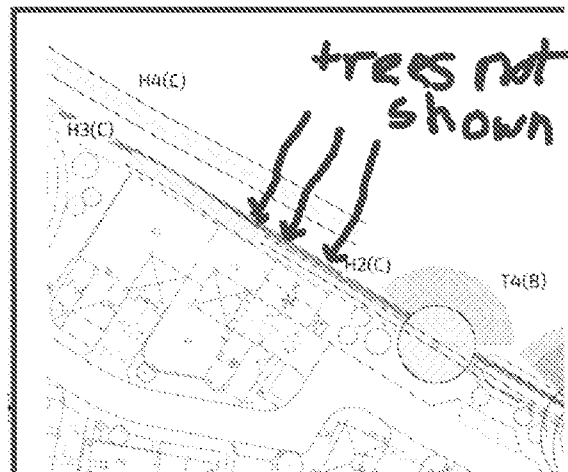
As can be seen from the below extract (taken from the “boundary offset layout BOL01 with the yellow highlighted added by me to show the shared boundary), the garage of site 45 is set 3.5m from the shared boundary that our property has with the site.



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 red-action?

5.23 Full details of the further surveys are provided in the appendices reports and appropriate assessments are summarised in Table 2.

Table 2: Presentable/Notable Species Survey Summary

Species/Group	Site suitability and survey results	Conclusion
Bats	<p>Traces – Two boxes were recorded as having potential for potential. T1, an English bat, was assessed as low potential. T2, an ash, had no future potential due to the presence of trees and holly.</p> <p>Habitats – The hedgerows, trees and scrub provide suitable foraging and commuting habitats. The presence and value of the hedgerows, trees and scrub provide foraging and commuting habitats. The presence and value of the hedgerows, trees and scrub provide foraging and commuting habitats.</p>	Two bat potential sites present on site.
Birds	<p>Hedgerows, trees and scrub on site. Low numbers of notable species were recorded including: stock dove (<i>Columba oenas</i>), Goldfinch (<i>Carduelis carduelis</i>), singing sparrow (<i>Passer melanocephalus</i>), house sparrow (<i>Passer domesticus</i>), fieldfare (<i>Turdus fieldfare</i>), and house sparrow (<i>Passer domesticus</i>).</p> <p>Wintering – Four surveys identified no SPA designated species on site. A few notable of notable species included: Great Crested Newt (<i>Amphibia</i>), house sparrow (<i>Passer domesticus</i>), meadow pipit (<i>Anthus trivialis</i>), and skylark (<i>Alauda arvensis</i>).</p>	and watercourse providing SPA potential on site.
Brown Hare	<p>Presence – Habitat suitability for presence in the local area for no evidence was found during survey. There is some suitable habitat for presence including grassland patches and hedgerows.</p>	Potential for Brown Hare to range on and occupy hedgerows.
Water Vole	<p>Records – In the local area and a water vole was spotted on 25th April 2021. However, the observation was not confirmed by a water vole expert. The water vole was not seen again during the survey. The water vole was not seen again during the survey.</p>	Water vole likely present on site.
GCN	<p>Breeding habitat – Ditches D1, D2, D3 and D4 and Ponds P1 and P2. Records of water vole on site were not confirmed by a water vole expert.</p>	GCN likely present on site.

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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