

THE CHIEF PLANNING OFFICER
ARUN DISTRICT COUNCIL
ARUN CIVIC CENTRE,
MASTINGALES ROAD
LITTLEHAMPTON
WEST SUSSEX.
BN17 5LF.

31 MANOR PARK
NYETIMBER LAKE
BOEVER REEKS
WEST SUSSEX.
PO21 3JS.

25TH MARCH 2020.

MR DAVID SPRING (CASE OFFICER)

PLANNING APPLICATION NO P/18/20/A. Manor Park, Pagon.

Dear Sir / Madam,

These are my Representations and Comments
for the Land West of Barton House, Manor Park, Pagon.

I Peter Gifford (owner of 31, Manor Park, Nyetimber
(A Resident of 22 years)) object to the proposed development
and change of use on the following grounds.

1) It has failed to conserve the trees on the green (Verge)
by removing the copse and six (nearly mature) Mature
Trees and thereby removing windbreaks which means of
water retention to prevent flooding.
This also upsets the balance of Wildlife, as Birds / Butterflies
Birds (Woodpeckers) Owls and other birds use these trees.
It means some of these species will disappear.

2) The land has been used by many people and
children over the years, playing cricket, footballs and other
games, and families having small picnics in day weather.

The green is an amenity for all of us to use, local dog
walkers, children running in and out of the trees. (There are
only a few left now.)

This means it fails to recognise and Protect Prescriptive
Rights enjoyed by the community of people that live in the
Manor Park area.

3) I believe at present there are 38 Properties consisting of Houses and Bungalows in Manor Park which were built in the 1960's, at the time a considerable development.

Building another 4 Properties on this small space of land will bring over development, bringing the total number to 42.

The design is completely out of character to the existing properties. It will also have a 6'6" wall fence and block the site lines of traffic.

At present from our bungalow No 31, we can look through our large window across the green and see traffic approaching from the bottom of the road.

This will completely obscure the view of our 4 Bungalows (30-33) Barton House (Manor (A Grade II) listed building) is also behind a 6'0" fence, and this will not be a pleasant view for the tenants.

4) The building of 4 new houses will have 12 parking spaces for each, approx 8 cars (Possibly another 2 cars Visiting = 10 cars.)

At present times at present we can have 40-50 cars in the close. With the football club at the bottom of the road, on match days we can have another 30-40 cars in the view.

The entrance for the new houses will be opposite 21/22 Manor Park, with garages for visiting cars, if the new houses are built, careful consideration will have to be taken into account for Pedestrians and Traffic.

5) Public safety will also have to be taken into account as there are only 12 fire hydrants in the road, a new one should also be put in for the new build.

The road is just about wide enough for modern traffic, as it is the Refuse Collection Vehicles have to turn round and reverse outside our bungalows to facing out down the Road.

This also applies to large delivery vehicles (Building Vehicles)

6) If there proves one leak, it will also put a big strain on the existing drainage system, that was built in the 1960's. In the past few years Southern Water have been called out to deal with blockages, and the main course has had to be lifted in the road.

A new drainage system for the new houses would have to be connected up, but to the existing one.

The drainage system in Manor Park really needs upgrading, and the whole road resurfacing.

7) There is also an Electricity Sub Station in the close that supplies the housing estate, as the new houses would be connected up to the system.

Many years ago a component in the Sub Station blew up in bad weather conditions.

8) It is possible that we would be inundated with six months of building work, with heavy lorries and equipment coming and going in the close with disastrous effect. Manor Park is a pleasant place to live in, we would like it to stay that way.

Thanking you in anticipation, and taking time to read these Representatives and Comments,

I am,

Yours sincerely,

