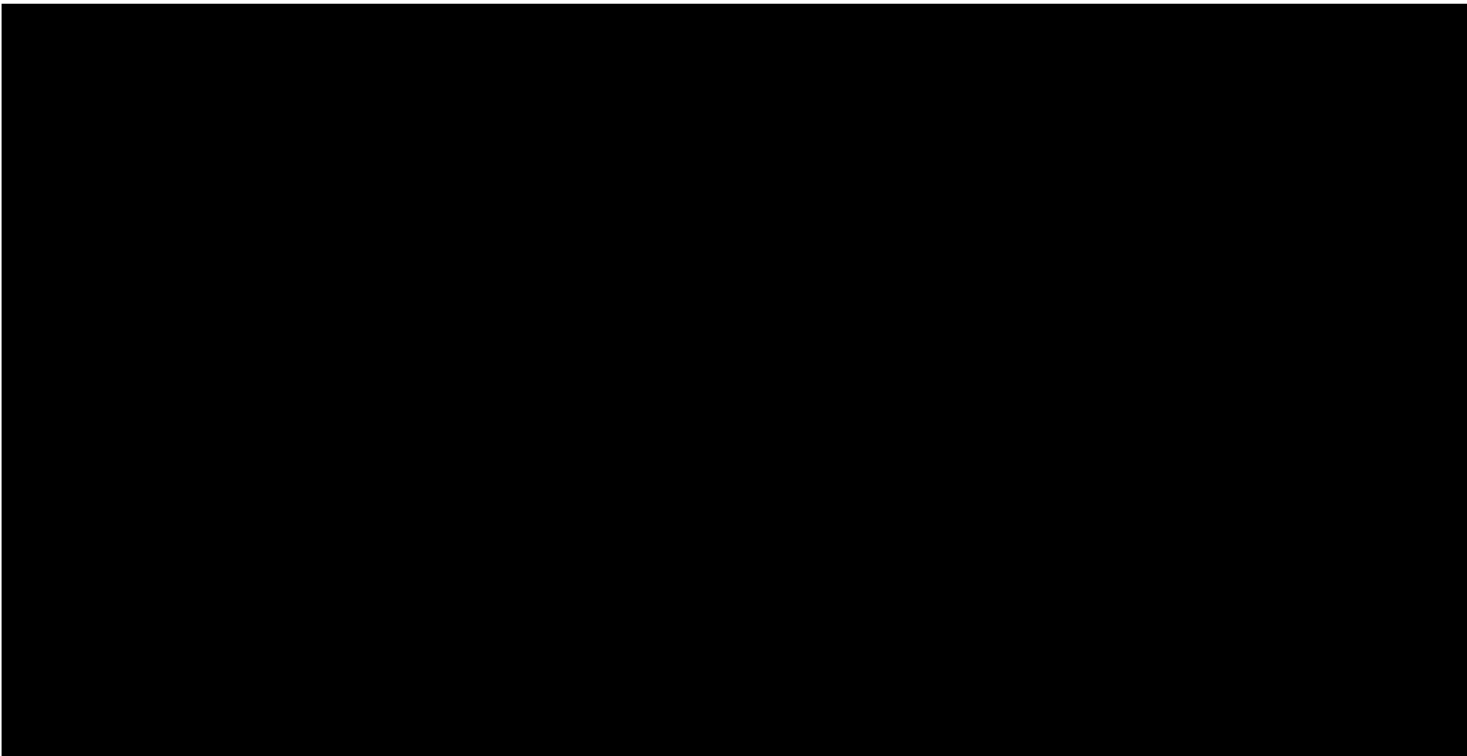




From: Natalie Pink [REDACTED]
Sent: 18 November 2019 14:18
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Objection to planning revision (P/70/19/RES)

5 Sylvia Close
Nyetimber
Bognor Regis
West Sussex
PO21 3QE

18th November 2019

Dear Mr Davis,

This is a letter of objection and a request for further information for the proposed development of the land North of Summer Lane in Nyetimber. (P/70/19/RES)

I object to this development wholeheartedly for many reasons as listed below:

The proposed plot is highly unsuitable for further developments, the ground is already soddened and the water table high. My concern is that the problem will only get worse when tonnes of concrete is piled into the land to build these houses meaning the currently absorbent field that is acting as a natural drain and

wicking water away will be unable to cope and will push flooding towards already established homes and the village. We have already seen nearby roads flooding this year and we are barely into Autumn (**see fig. 1 - 3 and video attachment on email**). The ditches at the back of Sylvia Close and along Summer Lane are high with water in the winter months already and will fail if put under further strain.

Summer Lane is currently a small rural lane leading to farmland and a nature reserve it is part of the village infrastructure and a place local people enjoy spending time, walking their dogs and spotting wildlife such as Brent Geese, bats and deer. The lane is not equipped for traffic and I feel strongly that the lane should not be altered to try and accommodate more cars.

The Pagham Road end of Summer Lane can not be widened due to the already existing properties, there is barely space for two cars and so widening the lane further up will cause bottlenecking. There is an application to put double yellow lines in place at the entrance to Summer Lane on both sides, I assume in a bid to try to prevent bottlenecking and traffic issues. My objection to this is where do the current residents and visitors now park if they can no longer do so outside their own house? Not all of the houses in Summer Lane have driveways! People will be forced to park in Pagham Road where there is already too much traffic and cars often parked on both sides through the village (**fig. 4 and 5**).

The entrance to Summer Lane has poor visibility and is on a large bend, there is a bus stop directly next to and opposite the entrance adding to traffic build up and poor visibility, adding further cars and pedestrians to this area of the village is an accident waiting to happen (**fig. 6 -10**).

There is already excess traffic in Nyetimber village, noticeably so since the new Spinnaker view development and the opening of the new co-op in Pagham with large delivery lorries regularly trying to get through. The village is very often at a standstill at certain times of the day, sometimes blocked from the entrance to Summer lane right up to Hook Lane.

Another proposed development has just been declined for similar reasons as mentioned above. This was for a mere 9 houses yet 10 times that amount of houses are planned for the land north of Summer Lane.

The main Pagham Road to Chichester is already under strain with many accidents, traffic jams and flooding (**see fig. 11-14**). These problems will only be compounded with the addition of another 180 or so vehicles coming in and out of the village. Not to mention the further developments that are being forced through adding hundreds more cars.

The sewage works in Summer Lane can not cope with the current workload and the smell from the works, now most days, is evidence of such. The water works are discharging mashed and untreated raw sewage into the Pagham Rife which flows into the local harbour, home to thousands of birds and is an RSPB protected site. This is already happening on average every 5 weeks, how can Arun District Councillors even consider adding more workload?

Nyetimber is being massively over developed and the impact already seen on the village since the opening of the Spinnaker view development is testament to that, it is wholly unacceptable and irresponsible to ignore these concerns.

Having studied the revised plans for the land north of Summer Lane (P... there are number of issues concerning me.

Noise pollution: The access road to section G of the proposed plans runs directly behind and pretty much against the garden fences of the properties in Sylvia Close. Cars entering and leaving the development are going to create lots of extra noise all through the day and night in what has previously been a peaceful and wildlife filled area.

Light pollution: Are street lights planned for this access road? If so this will have a massive effect on the residents of Sylvia Close as the bedrooms are at the back of the houses and face the proposed development.

Pets: Many Sylvia Close and Summer lane residents have pets that are used to roaming in the fields behind their gardens. Now they will be faced with a road, directly behind the garden fence with not so much as a wildlife corridor to act as a boundary and some protection.

I may have missed it but I have not seen any road plans for this access road ie speed limit, lighting etc and would very much like further information on this please **(fig. 15 for all above comments)**.

Looking at the plans for section G and H, plots 2 & 3 are two storey buildings directly facing the back of the houses in Sylvia Close **(fig 15 - 17)**. I feel that not much thought has gone into the arrangement of the properties in the development to ensure the least amount of impact on the already established properties. Placing two storey buildings directly overlooking the gardens of previously built houses is very much impinging on the current residents' privacy feeling of comfort and security in thier own homes. Never mind the finacial loses these home owners will now have to imbibe as the once rural view they had when their properties were bought will now be concrete and bricks. And with strangers having a direct view in to their gardens and bedrooms. At the least, why can these houses not be built side on to help preserve some privacy for everyone?

I also see an Electrical sub station on the plans **(fig. 18)**, tucked neatly at the back of a Sylvia Close residents garden! Surely there can be a less obtrusive place for this? It seems you have hidden it from the view of your potential home buyers by placing it directly behind our homes. Will this eye sore produce noise?

I have already seen a big impact on wildlife in this area just since the clearing works on the site began. For many years I have had regular, repeat wildlife visitors to my garden. Over the last few months these have ceased along with the daily wildlife sightings from my bedroom window, no more rabbits, foxes and very few bats and birds. Bats were in abundance earlier in the year but have been scared away since the work began.

I have been told that eco studies have been commenced?

These were started after the diggers, tractors and trucks cleared the land. They were also started after the cold weather came in! Surely these studies should have been started in the spring/summer and prior to any works commencing?

I believe Arun District Council have an obligation to build responsibly and ethically and the over development of Nyetimber, a small rural village currently being lost is not ethical, it is not ethical for the current residents or the huge amounts of wildlife that have used this land for nesting and as a home for many years.

(Please see attchments for pictures relating to figures 1-18)

I very much appreciate your time and look forward to your response.

Kind regards



fig. 1 Taken 14th October on Pagham road outside village hall.



fig. 2 Taken 14th October on Pagham road outside village hall.



fig. 3 Taken 14th October on Pagham road outside village hall.



fig. 4 Traffic on the Pagham road at the bottom of Sylvia Close 12th April 2019



fig. 5 Traffic on the Pagham road at the bottom of Sylvia Close 12th April 2019



fig. 6 The exit from Summer lane to Pagham road.
Current residence parking.

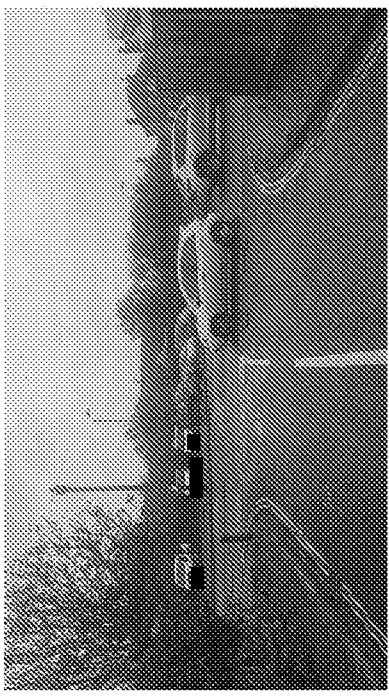


fig. 7 The exit from Summer lane to Pagham road.
Small lane entrance not build for large amounts of traffic.

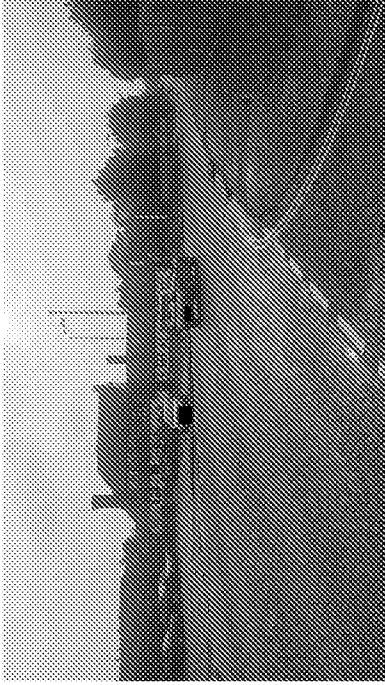


fig. 8 The exit from Summer lane to Pagham road.
Bad visibility with restricted view around large bend in road to the south of summer lane entrance/exit.



fig. 9 The exit from Summer lane to Pagham road.
Bad visibility to the north of summer lane entrance/exit.



fig.10 Current parking situation on Pagham road at the end of Sylvia close, just next to summer lane. This already often causes a single flow traffic situation.



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 22 November 2019 12:07
To: Amanda Scholes <Amanda.Scholes@arun.gov.uk>
Subject: FW: Objection to planning revision (P/70/19/RES) Email 2 of 2

From: Natalie Pink <[REDACTED]>
Sent: 21 November 2019 13:11
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Objection to planning revision (P/70/19/RES)

Hi Simon,

Thank you for your reply.

I am now struggling to attach one of the files but have managed to attach the other two.

I have also sent a paper copy into the planning department which should have all the attachments with it!

I will try again later from my other email account.,

Thank you once again for getting back to me.

Kind Regards

Natalie Pink

On Wednesday, 20 November 2019, 10:08:11 GMT, Simon Davis <simon.davis@arun.gov.uk> wrote:

Dear Ms Pink,

I am sorry but I appear to have deleted part of your objection in error. I have the letter dated 18/11/19 forming part of the email and also the file "Summer Lane Objection Pictures 1.zip" but I seem to remember there also being a second zip file which I have deleted in error. I did not retain copies in my inbox as we have limited space on the server so I would request that you resend the second zip file please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.



fig. 11 Taken on Pagham road not far past The Royal Oak Pub 17th October 2019



fig. 12 Taken on Pagham road not far past The Royal Oak Pub 17th October 2019



fig. 13 Taken on Pagham road not far past the entrance to Barfoots 7th November 2019



fig. 14 Taken on Pagham road not far past the entrance to Barfoots 7th November 2019

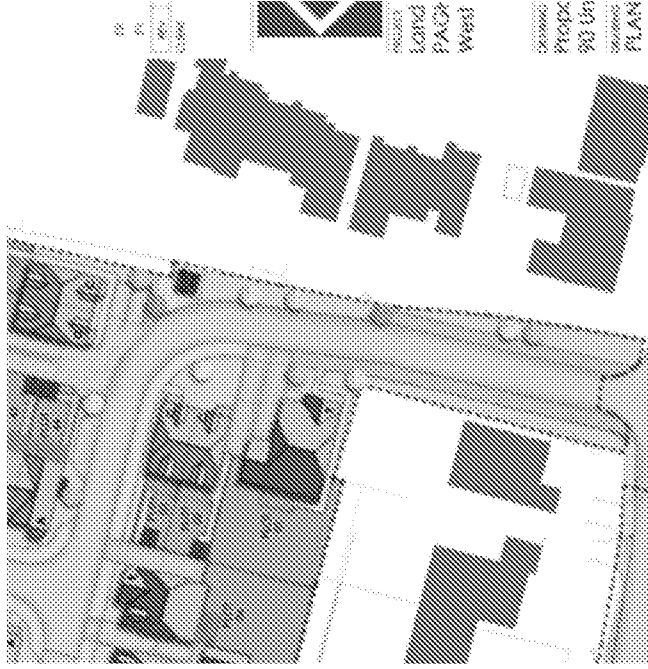


fig. 15 Access road to the proposed development running directly behind the gardens of sylvia close residents homes.

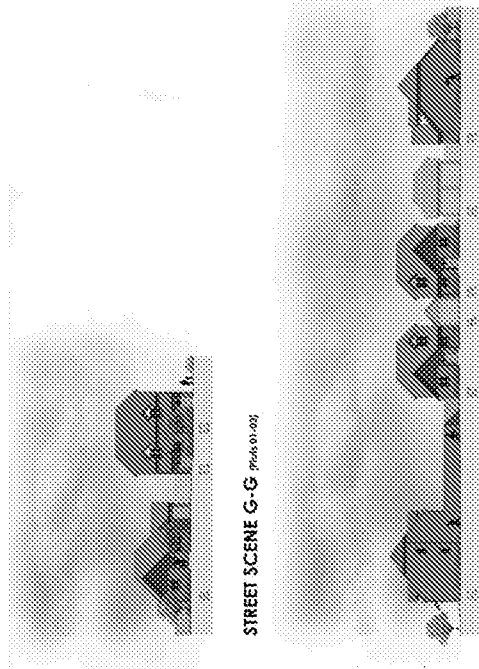


fig. 17 Street view of sections G and H. Plot 2 and 3 on section G look directly into the windows of Sylvia close bedrooms.



fig. 16 Sections G and H The proposed buildings on this section look directly in to the bedrooms of Sylvia close homes. Showing no care or respect for the existing residents.

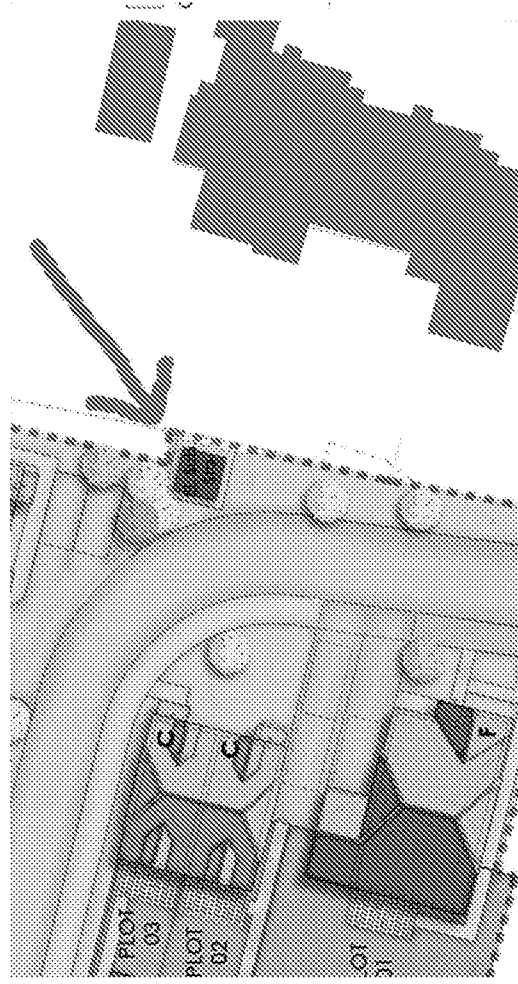


fig.18 The electricity sub station placed conveniently away from the new homes but right next the existing properties in the village.