

From: Simon Davis
Sent: 10 January 2020 17:13
To: 'Tekton Carpentry & Design' [REDACTED]
Subject: RE: Planning application P/70/19/RES

Dear Mr Twiddy,

Thank you for your email. It is the Council policy to respond to resident comments/objections through the planning report which will be written when we are ready to determine the application.

However, on the subject of drainage, you may wish to view the two additional drainage documents received 09/12/19 which are currently being reviewed by our drainage engineers.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Tekton Carpentry & Design [REDACTED]
Sent: 10 January 2020 08:21
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning application P/70/19/RES

Dear Simon Davis,

I hope you are well and enjoyed the festive season and new year.

I'm not sure if you'll remember me, my name is Leo, and we recently had a quick chat on the phone about the proposed plans for the land to the north of Summer Lane, Nyetimber. There are a number of issues that there have been many complaints about and are a significant worry to the current residents of the area especially those bordering the proposed site. None of these seem to have been addressed in any of the recent plan changes or correspondence. The most important, especially with the current state of local affairs, is the flooding.

What is being done about this? I assume you have had surveys done? And I assume the same building company that built spinnaker view had surveys done too and installed "adequate" drainage there? Yet even in a newly built estate there is already flooding.

With the current weather there is regular flooding throughout the village and of the proposed site. I am talking from the viewpoint of a Sylvia Close resident who's bedroom overlooks the site. The site itself has been flooded recently as has the land around it to the west and the access road of summer lane. Where is this water going to go? Where I am at the moment, 5 Sylvia Close, has never flooded yet thankfully. But if this build goes ahead and our garden and house starts to flood what will be done about this? Where do I stand legally should this new build put our property at risk? I can not see a possible way that the current land that acts as drainage can be covered in concrete and tarmac and this not have a detrimental effect on the bordering properties. I think this needs to be addressed with the bordering residents before this plan goes any further.

Secondly the access road and lighting.

In the current plan there is an access road that will run directly behind the gardens of Sylvia close. Do you think this is an acceptable plan to build a highway only feet away from peoples homes? Not only will the building work cause major disruption, but the constant vehicles passing mere feet away from the current residents sanctuary is a major infringement on their peace and wellbeing and will have a major detrimental affect on their mental health. Not to mention the possibility of road traffic accidents involving the residents pets that are used to using the land to the rear of their properties.

Looking at the plans there also seems to be a large street light directly at the back of Sylvia close gardens. Not only will this ruin the night time use of residents gardens but will also have a significantly negative affect on their views of the nights sky. This is a major issue and I don't think the current residence have been thought about at all in the proposed plans. Why can the main access road not be in the central area of the proposed estate? And a natural area be made between existing houses and the proposed builds? This would dramatically reduce the stress to the surrounding residence, and hopefully lessen the financial hit they are going to suffer from the quiet sanctuary that they bought becoming part of a large estate with light and eyes coming at them from all angles.

Another major issue I have from a personal stand point is the fact that you plan to build a two story house directly behind 3 of the properties on Sylvia close that has a view directly in to the rear/master bedrooms of the properties. Can you explain this decision please? These properties have already had there views significantly ruined to the north and owners will be financially struck by the proposed builds. To then take away the last bit of privacy these owners have is a despicable low blow. The house could easily be rotated 90° to face north and with no window on the side it would not be looking right into the bedrooms.

Please could you get back to me to regarding the above matters. There has been very little contact between the residence and the council and contractors and I really don't think this is good enough.

I eagerly await your response.

Kind regards

Leo Twiddy
5 Sylvia Close
Nyetimber