

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 February 2020 09:46
To: Planning Scanning
Subject: FW: Planning application P/70/19/RES
Attachments: 20200224_170226.jpg

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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Save the environment - think before you print.

From: Simon Davis [REDACTED]
Sent: 24 February 2020 17:25
To: Planning.Responses [REDACTED]
Subject: FW: Planning application P/70/19/RES

Objection letter.

From: Tekton Carpentry & Design [REDACTED]
Sent: 24 February 2020 17:17
To: Simon Davis [REDACTED]
Subject: Re: Planning application P/70/19/RES

Hello Mr Davis,

I just wanted to show you on a personal note exactly why the house directly behind my partners property is an issue. As I'm pretty sure by now you are probably fed up of hearing from me and think me to just be an interfering annoyance. So here I have attached a photo I took on Thursday of the view from the pillow of the bed in the rear bedroom, the main bedroom for the property. Literally from where the pillow sits without raising the camera up. That chap on his phone is probably in the back garden of property that will be built there. The entire house will be all we see and all windows will point directly into this home. I have read what has been said by the contractor. And apparently if it is moved it won't have a big enough garden. I'm guessing this is an issue as it won't command as high a sale price? What is happening here is you are effectively reducing the value and desirability of this existing property and negating the detrimental effect it will have on our lives so the contractors can make a few more pounds.

Thanks for your time.

Kind regards

Leo Twiddy

On Mon, 24 Feb 2020, 16:56 Tekton Carpentry & Design [REDACTED] wrote:

Dear Mr Davis,

Sorry for the delay in getting back, I am working away most of the time at the moment and struggling to keep on top of the extra reading this is all requiring.

Thanks again for your response, but I do find this very confusing. It really does feel like we are going around in circles. You have recommended that I look at "Inspection of watercourse along northern boundary" and the "Technical Note" both received on 09/12/19. I'm not sure if you remember this but these documents are exactly the reason I started to question the drainage in the first place. In the "plans" they suggest directing surface water to Ditch A (I think this is what in a previous email you refer to as their onsite drainage system) from here it will be discharged to Ditch B at a restricted rate. The first fault I can see with the is that these ditches are already full to capacity at times without any extra surface water being directed into them. Also in the same paragraph it points out that the surface water from the newly build crayfern homes estate already discharges into these ditches. These are the new homes with the surface water drainage system that has already failed causing surface water in the estate. If ditch A has already failed to cope with the existing load, how is it going to be used as a storage ditch to discharge to ditch B at a restricted rate like you claim?

As pointed out previously, if you look at the CONSULTATION "Engineers (Drainage)" document 23/12/2019 your own engineers point out the complete incompetence of this plan. Also the council engineer notes the flow to the fields south of summer lane needs to be examined as this is not mentioned in the "plans". Just so you know, the fields south of summer lane flow into the drainage ditches north of Summer lane and not the other way round, I recently sent you a video of this. None of has not been accounted for or calculated in the plans.

You say your engineers have this drainage matter in hand, but I'm sure that is what was said when the Crayfern homes estate was thrown up. Probably about 6 months before the winter rains came in and the new estate experienced flooding.

I am not just trying to be an interfering busybody here. I am seriously worried about the flood risk you are creating to the area and the existing homes. The area is already experiencing greater flooding year on year than it has ever seen before and the council and planning department really don't seem to be taking this seriously.

Condition 8 I shall be looking further into. I have spoken to the onsite ecologist and voiced my dissatisfaction with the wildlife study. The study of wildlife took place in October last year when the weather was already on the turn and animal activity had already slowed due to the incoming cold. Neighbouring residents have videos of the entire area being cleared and decimated by large machinery just before the "studies" took place. There are also photos of the felt mats that are supposed to be placed on the ground to study reptile movement sitting on brush nearly 12" tall and off the ground. How would a reptile use that?

I shall look at condition 7 when I have a moment and get back to you.

So as expected with the planting. The plan is to plant 2 big field maples directly behind the Sylvia close properties and the Garden to number 5. A tree that grows to 15m tall with a regular 6-8m spread and will block all of the sunlight for the gardens of Sylvia close and drop sap everywhere all summer, completely ruining the area of garden below. Either side of that the plan is to plant a couple of hornbeams, a tree that will easily reach 11m tall with a 6m spread. This will dramatically reduce the enjoyment of the existing residents use of their gardens and have a massively detrimental effect on their wellbeing. Is this literally the best and most thought out planting scheme? Or have you just thought of what might look pretty for people buying a new property and not cared about the existing home owners?

If you could please inform me of exactly what trees have a preservation order on them that would be much appreciated? Or alternatively point me in the direction of looking it up? I have been contacted by one of the neighbours today to say they have done a huge amount of clearing of established pines and would like to double check. To be honest I am dreading what I will be returning to.

Lastly, I have looked over the plan for the highway you are building mere feet away from the gardens to the rear of the Sylvia close properties and can not see any speed reducing measures. Lots of the local residents have animals which are used to straying into the fields that are being built over, I think it only considerate to have some slowing

measures in place to reduce the risk of your road killing peoples pets. Are there any planned measures for this section of highway?

I look forward to hearing from you.

Kind regards

Leo Twiddy

