

5 Sylvia Close
Nyetimber
Bognor Regis
West Sussex
PO21 3QE

24th February 2020

Dear Sir/Madam,

I am writing to you to make an official complaint about the proposed development 'Summer Fields' P70/19/RES in Nyetimber.

I am a resident in Sylvia Close which directly borders the proposed development to the East. Even though planning is still at reserved matters and building not yet been started there are a number of issues that are concerning not only myself but other residents bordering the development.

Much of the brush and long grass that made up the field was home to many rabbits, foxes, voles and reptiles amongst other wildlife and before any ecological studies had even been commenced large machines were brought onto the land and the natural habitats destroyed. I have video evidence of this if required. The ecological studies then conducted were insufficient with bits of felt being laid on top of 12" grass – not really the ideal habitat for the reptiles and other wildlife that ecologists were hoping (or not hoping) to find!! The study was also conducted in the Autumn, nearing winter!!

The land for the proposed development is often sodden with large puddles covering the surface. My garden has good drainage and has never itself been flooded or even been sodden. When I had some recent gardening works the landscapers pointed out that the water table is very high and they themselves had concerns that the already sodden field behind was soon to have an extra 90 houses built upon it. The original plans for drainage for the development were deemed as insufficient by Arun District Council and I am still waiting to see the revised plans for this issue. The ditches bordering the planned development are already being used for drainage from the latest new build site of Spinnaker View, this has also been deemed as insufficient and the new estate which borders the plot to the north has been flooded and lots of resident gardens are sodden and unable to be used during the winter months. I have seen plans that some of the water will be collected and discharged into the Rife? Currently the Rife is full to capacity and overflowing. I would be very interested to hear your views on this matter and where you think all this excess water is going to go?

Also, where do I stand if my garden suddenly now starts to flood because houses have been built on the sponge directly behind the garden and the trees helping to soak up the water have been torn out? Are you responsible as the council who allowed the development? Or is the building firm? Someone needs to be held accountable if the existing residents suffer as a direct result of incompetent engineers or unethical build.

Having looked over the proposed plans there are also concerns for how the plots have been positioned. You have not taken into account current residents privacy, having spent years looking at fields and wildlife from my bedroom window I will soon be looking directly into the bedroom windows of Plots 02 and 03. This would not be so much an issue if the property was single story or positioned sideways on to Sylvia close, this would give both parties much more privacy. I

understand that this would mean potentially a reduced revenue for the contractors but taking into account how much mine, and other residents properties have now been devalued, I really feel this would be the ethical way forward.

The access road you have planned, runs directly behind my garden fence and as far as I can see there are no plans for any speed reducing measures? Many Sylvia Close residents have pets used to roaming in these fields, I can see the potential for many fatalities.

There is also a large street light on the plans, again at the end of my garden. Has any thought been given to the light pollution this will cause? I very much doubt it as it won't directly affect yourselves but it will directly affect a lot of the existing residents and their well being.

This proposed development has many ethical issues and as the council 'looking after' the area I am very disheartened that thus far all of Nyetimber/Pagham resident's concerns have been ignored.

Nyetimber is a small village in the parish of Pagham but with all the proposed developments it will fast become part of not only Aldwick but Bognor Regis itself. The Lagness/Pagham road is the main route into and out of the village and already floods and struggles under the pressure of traffic, without all of the extra cars that will undoubtedly come with the 90 houses planned for this site. The entrance to Summer Lane, is not equipped to deal with the traffic of the extra 180 or so cars travelling to the proposed build. I feel little thought has gone into this application as it is sometimes easier to just let it happen and get some houses built and ticked off your quota!

The current water treatment plant already struggles with the workload. And since the opening of Spinnaker View, on a daily basis when walking up Summer Lane the smell of human waste is in the air and more and more frequently this smell is now filtering its way into the village as the system is overworked. Just last summer there were reports of raw sewage being discharged into the Rife as the plant struggled to cope with the workload, I have unfortunately had to witness this myself. I would be very interested to hear how you think it will cope with all of the extra water/waste that will be passing through it.

As a council you are ignoring the people that matter, the people that have lived in this area for years, looked after it and understand the importance of living close to a nature reserve, you are directly taking away the essence of a small village and allowing developments on wholly unsuitable land.

Why not try your best to be as ethical and caring as possible? Do your best to protect our wildlife and outstanding area of the country. I understand that you are bound by government directives but there are many more suitable sites for you to build your quota.

Whilst my complaint is aimed at the development planned for North of Summer Lane P70/19/RES a lot of my concerns and issues are equally as valid for all of the other plots planned for the village.

I look forward to response.

Kind Regards

Natalie Pink