



85 Sea Avenue
Rustington
West Sussex BN16 2DR

15th June 2015.

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Attention of the Assistant Director Planning and Economic Regeneration

Dear Sir,

Re: Planning Application Ref. R/114/15/HH 81 Sea Avenue, Sea Estate, Rustington

I have recently been on holiday but have returned to find a letter from Rustington Parish Council addressed to me confirming the above proposed development, the details of which I have subsequently viewed on your website. Number 81 is a relatively small corner plot and I believe the proposed application would represent a significant over development and I am not sure that this would be in keeping with the age and style of the property.

More importantly, the house is built on some of the lowest lying land on the Sea Estate and, along with two of its neighbouring properties – not my own – has been the subject of extensive flooding on a number of occasions since I moved to the estate 12 years ago. The lower southern half of the Sea Estate relies entirely on soakaways to dispose of surface rain water which flows down the incline from Sea Avenue, out of The Thatchway and The Roundway and, on occasions, even from the Botany Close Estate. I believe I am correct in saying that there are no soakaways in Sea Avenue south of the junction with The Close, several hundred yards up Sea Avenue. The only drainage is into a catchment on the corner of The Thatchway and Sea Avenue which leads into a culvert running along the front of the property. This was intentionally filled in and blocked in 1998 and, as a result of this, the surrounding garden of number 81 has flooded, and, on occasion, water and sewage has entered the house through the downstairs toilet and drains. Some photographs I have taken of this are attached to this letter and I believe any further development involving concreting or building over land through which water has previously soaked into the ground would worsen the situation and cause more problems for the two neighbouring properties. I should add here that the house was previously used as a holiday home and I do not believe that the then owners were fully aware of how severe the problem was.

It is true that, following investigative and drainage work carried out a few years ago by your Coastal and Drainage Services Department – Roger Spencer and Paul Cann – the water table in the area does appear to be lower but we have not experienced the periodic really wet winters that occurred when the problem was last at its worst and I do believe it is only a matter of time until it reoccurs since the root problem – the blocked culvert – affecting No. 81 and 83 Sea Avenue and the neighbouring property in The Thatchway has not been rectified.







