

Alan & Mary Rutter
12 Wellers Close
Felpham
PO22 8FS

Your Ref: OWPC19531
Our Ref: FP/171/18/PL 29-06-2018
Please ask for:
Mr S Davis

9th August 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 18 No. dwellings, creation of new access, landscaping & associated works.
Land at Stanhorn Grove Felpham

Thank you for your internet representation made on 7th August 2018 which has been recorded as '**an objection**' with the comments as follows:

We moved to this development 16 months ago and were advised that this land was not going to be developed. The land backs onto the golf course and there has been considerable problems with subsidence of the lawns and back fences with all of these properties in Wellers Close. The proposed homes will have the same problems.

The properties that are being proposed will not be in keeping with the surrounding properties none of which are either 'Affordable or Shared Ownership'.

The biggest problem is the road 'Stanhope Grove' which already has cars parked (even though all the existing properties have garages making it a danger to cars coming down this road. There is already an 'accident waiting to happen' on the tight bend at the top and also one at the sharp bend at the bottom as you cannot see around the corners for oncoming cars. Stanhope Grove should be straightened and widened if this development goes ahead. If 18 houses, with 2 cars per home, none of which are planned to have a garage, goes ahead the congestion will be horrendous. If the planning consent was for 10 homes including the rectification of the 'Stanhope Grove' problem, and the homes were in keeping with those around them, then I could be convinced that it was a possible solution to the greed that overcomes most developers when they try to get as many homes on as small a space as possible.

The homes either side of the proposed field have been elevated to prevent flooding and already the gullies provided for flood relief are not working. This again leads me to believe the developers are not planning ahead and 10 homes may work where 18 homes would not.

I notice that a Biodiversity Checklist has been undertaken for this application which I would question. In respect of bats we were only sitting outside on Sunday evening 5 Aug to see bats flying in the area. The area to be developed is a natural habitat for wildlife including bats. With so much development in the area at least some land should be protected.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further

information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning