

Group Head of Planning Services and Housing Strategy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

11th August 2018

Dear Sirs

Proposed Development - Application Number - FP/171/18/PL

I wish to make comment and lodge my objection on the above application as follows.

1. **Original Decision** - The original decision under FP/92/04 condition 3 states no more than 700 dwellings with a DPH (dwelling per hectare) not exceeding 35. This proposal breaches 700 total to a DPH of 36 so higher than the original amount in order to reduce harm caused to those in the already populated area and should be reviewed.
2. **Housing Supply** - Arun is on track to achieve their 5 year housing supply and therefore this development is in addition to this to sites already allocated and is therefore not required and unnecessary.
3. **Design** - The plans are overcrowded and too many dwellings for site with poor amenity spaces provided and linear parking which is not ideal. If approved should consider less houses, larger plot sizes in the same style as the houses around them to reflect the locality.
4. **Loss of Public Open Space** - Condition 30, contrary to original condition to provide an open space and this provides a good quality of life to you/standard of living/amenity value as open space.

If lost, will they be providing additional space elsewhere?

5. **Traffic Generation** - Increased traffic movements arising from the proposed development. Further traffic flow on the already tight space would make it very dangerous to the children and residents that move around this area.
6. **Parking** - Within this development that is being proposed there will be 3 Beds: 9 (50% of the proposed houses), 2 Beds: 7 (39% of the proposed houses) 1 Beds: 2 (11% of the proposed houses), with an average of 2 cars per household this is broken down as follows, 3 beds x 27 cars, 2 beds x 14 cars and 1 bed x 4 cars, so this means average 45 cars for residents only, not mentioning visitors

This will result in those residents and their visitors parking on the already busy Stanhorn Grove through road making it exceptionally dangerous.

7. **Overlooking and Loss of Privacy** - With the planned houses and parking bays directly around our properties, we strongly appose that this will invade our privacy and cause residents to to be overlooked as well as other properties within the estate
8. **Negative Effects on Amenity** - (Neighbours & Community) - Particularly due to:
 - a. Light & Shading - This development will significantly reduce natural daylight to surrounding homes
 - b. Noise - Increased noise form traffic and households
 - c. Outlook - Loss of privacy
 - d. Nuisance - Increased potential of nuisance caused by increased residency on the state
9. **Privacy/Overbearing Nature of the Proposal** - it will affect everyone on the site due to the increased traffic on this crowded estate as well as reducing the green space available for the children to play safely on
10. **Natural Habitat** - We consider the proposed development to be a direct contravention of the following objective from the same chapter: 'To protect or enhance the local environment, including wildlife habitats, trees and woodland parks and gardens. We stand to lose a section of natural habitat where wildlife thrive. Water Voles, Deer, Nesting Birds, Badgers and bats. No consideration has been given to the effect that this development has on the wildlife that frequent this land.

On this basis alone the development should not be approved.

11. **Tree Preservation** - I am not aware of any detailed checks to ensure that new growth of Oak Trees have been considered.
12. **Flooding** - Any additional development in the area could equate to the whole new site to be over 1 hectare in size and lead to flooding. Works are closer to waterline and that could be harmful.
13. **Risk of Increased Crime** - Potentially a risk to everyone in the area. Building sites attract undesirables and we have had experiences before where the police have been called as thieves have targeted the building site. Residents should not have to risk their properties being targeted due to the build happening in the middle of our estate

On the above basis I strongly object to the proposed development of this application.

Your Faithfully

Malcolm Luxton