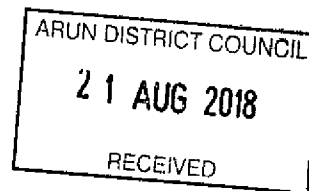


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19th August 2018

Application: FP/171/18/PL
Erection of 18 No Dwellings Creation of New Access Landscaping and
Associated Works

My wife and I are recent purchasers of a dwelling house in Wellers Close near by the proposed development and on the estate recently developed by David Wilson Homes. Our purchase completed 24th June 2016 and a number of our neighbours completed their purchases some months earlier and others around the same time or later. Currently we find the estate to be well balanced and well planned providing a balanced range of accommodation and reasonably well thought out accessibility. Each of us purchased good quality, detached homes to the north-west and south-east sides of Stanhorn Grove. These properties were sold to us at premium prices. Each is detached with a garage, or two garages, and some even three garages, all with side drives and areas of off-street parking beside the house. They each have three, or four bedrooms, and are well spaced and comfortably accessible. Originally, no doubt, planners considered the layout and quality of the dwellings on this part of the estate very carefully. This new application relates to land slap in the middle of our homes.

- 1. We Object to the current application on the grounds that it does not conform to the standards of development, and, in particular, to the density criteria, so carefully set in the original planning consent for this part of the Blakes Mead Development**

As previously mentioned purchases of these dwellings paid very considerable premiums for the purchase of the good quality homes. We paid for the detached nature of the houses, the garages and parking facilities, the easy access and the general comfort of the area – all standards which Planners, no doubt, demanded of the original developers. In our purchase documentation

we were obliged to accept many restrictions, restrictive covenants in fact, and controlling clauses. Many of these were of a planning nature – parking restrictions on the estate roads, business user controls, height restrictions on garden buildings, control of future extension works, etc. We accepted these conditions in the belief that they would help to maintain the comfort of our original purchases and the area.

- 2. We object to this application on the grounds that no assurances have been made by the developers, nor by future purchasers, nor tenants or other occupiers of these properties, that they will be held subject to the same restrictive covenants and general estate controls as we, the current owners of neighbouring properties, are.**

There is, currently, a 'dog leg' arrangement in Stanhorn Grove at its junction with Bay Bridge Crescent whereby traffic passing in either direction along Stanhorn Grove, and travelling from Bay Bridge Crescent, has severely restricted vision around the corner. Approaching traffic, and vehicles parked for deliveries, and pedestrians, are at severe risk. The corner is a serious hazard at this point which will surely result in an accident, possibly to children, and possibly fatal, in due course. The further builders traffic arising from this development will undoubtedly exacerbate the hazard at this point of severe risk. Indeed, no new accesses on to Stanhorn Grove are acceptable in this already congested and hazardous area.

- 3. We object to this development on the grounds that insufficient attention has been given, nor drawings shown, for the relief of these serious road hazards nor for the provision of suitable alternative access from outside the current estate.**

Already owners and occupiers of the whole estate have been subjected to continuous builders' traffic, dirt and dust, road cleaning equipment, noise of pile-driving, for in excess of two years. All using the single access on to the main by-pass roundabout road. Some neighbours have been obliged to suffer this annoyance for considerably longer. Currently we all suffer this as a result of builders' traffic serving the other end of the estate (the Barrett's St. Mary's Place development) and also in preparation for the proposed new school site at this end of the estate. This application promises another two to three years further disturbance. No proposals have been indicated for proper alternative access to the development site except by continued and hazardous use of Stanhorn Grove.

- 4. We object to this application on the grounds that it is premature pending proper plans for alternative and safe access to the site being offered to and accepted by the community at large.**

The land concerned is affected, it is believed from experience, by many ancient rights of way and 'ransom strips', some going back for centuries. Already, current owners, purchasers in good faith, have found themselves involved in disputes concerning boundaries which The Land Registry has been unable to register. Land has been sold to them to which the developer, inadvertently no doubt, had no title. Given planning permission, it has been shown in our experience that developers will proceed expeditiously without regard to title and worry about trying to sort it out, painfully for the owners concerned, at a much later date. In this case we, and planners, are warned of the difficulties lying ahead which any purchasers and occupiers are likely to suffer.

- 5. We object to this application on the grounds that permission should not in any event be given, nor access allowed to the site, until developers can show secure and certain absolute title to the satisfaction of the Land Registry.**

The land concerned provides an attractive and much needed 'lung' to the existing development providing habitat for many birds and other wild life and vegetation for the current estate and for the nearby golf club, particularly if plans to develop it ever take place. The proposed school site needs also to benefit from such copse areas. Such matters are of great concern to the increasing number of environmentalists amongst us. Farmers over the country, and doubtless in West Sussex, are also making great efforts in this regard in protecting hedgerows and the like. It is no longer a casual matter to lose such areas, small though they may be, particularly when the current Blakes Mead estate has already swallowed up so much of such land.

- 6. We object to this application on the grounds that it is prejudicial to the environment and concerns the loss of much needed amenity land providing habitat for birds, animals and other creatures and also providing the 'oxygen of the countryside' for the area where so much has already been lost**

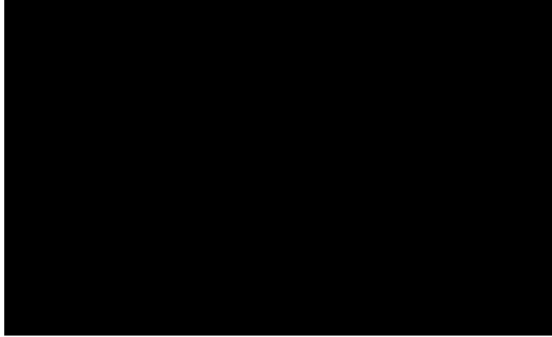
It is understood that there is concern with regard to the water table, drain-off, and drainage in this area. Much needed absorption is provided by the trees, bushes, shrubs and general vegetation currently.

- 7. We object on the grounds that the loss of the current trees and vegetation absorption operating from this copse will interfere with the water table balance in this area and lead to further flooding.**

It is natural for Planners and lay people, particularly those considering this application, to feel warmly towards expressions used by developers such as "affordable housing", "social housing", "housing for key personnel". Rarely is there in practice any machinery to control the sale prices or to ensure that these terms have any significance after permission for the development is given - nor in future years to come. Planners and Councillors should note that in this case the Williamsgate/St.Mary's Place developments already include, by Worthing Homes own admission, large numbers of "affordable", "social housing" and properties occupied by "key personnel". Further, there is no reason to suppose that these "key personnel", families requiring "affordable" and "social housing" should not require and be permitted the benefits of the current comfortable three- and four-bedroom detached houses with garages and off-street parking in conformity with the existing style of development in the immediate area. Worthing Homes should by all means be encouraged to offer stepped payment terms to these many worthy cases, but not by providing reduced size and quality standards out of keeping with the immediate surrounding area.

- 8. Objection is made on the grounds that the proposal indicates an over-development of the site; and the occupier mix, in excess of targets, is already well provided in the entire Williamsgate/St.Mary's Place Blakes Mead development.**

Please place this letter of objection before each Council Member for their serious and most earnest consideration.



t Sussex, PO22 6AS