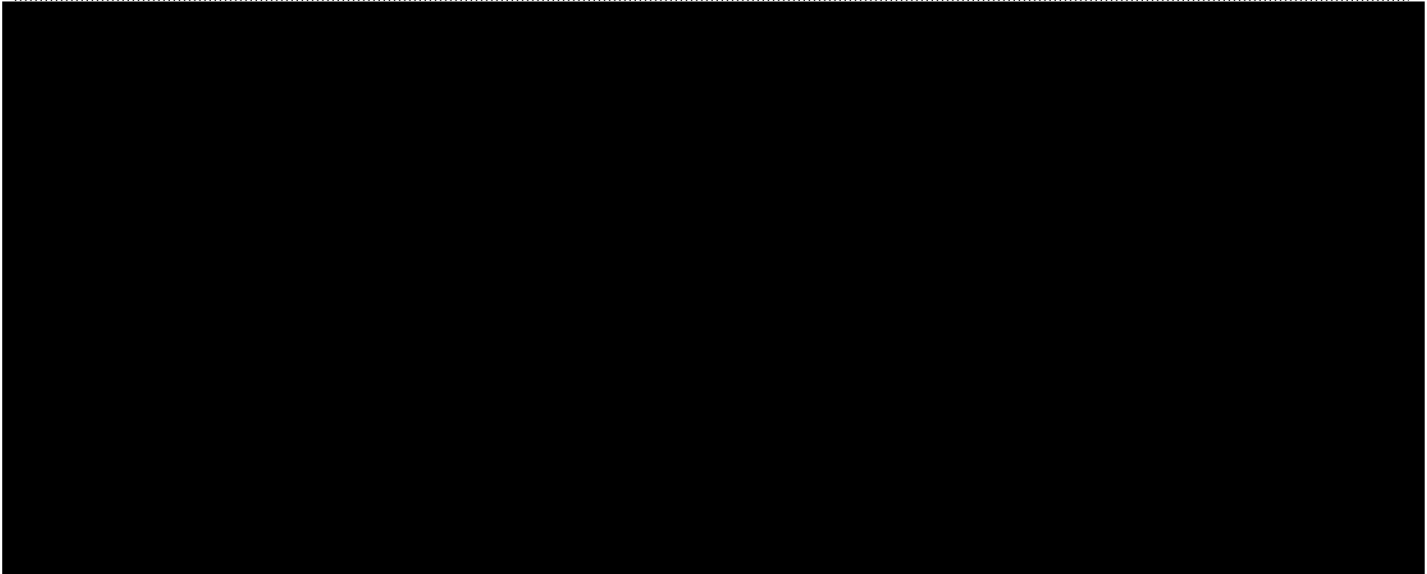
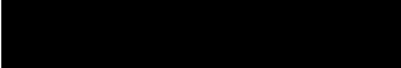


From: John Kelly 
Sent: 28 August 2018 07:14
To: Simon Davis
Cc: Neil Crowther
Subject: Attn:- Mr S Davis and N. Crowther PLANNING REFERENCE: FP/171/18/PL


Mr and Mrs John Kelly

2 WELLERS CLOSE – FELPHAM – BOGNOR REGIS – PO228FS

Attn of Simon Davis and Neil Crowther

Arun District Council Planning Dept

The Arun Civic Centre

Maltravers Road

Littlehampton

BN17 5LF

PLANNING REFERENCE: FP/171/18/PL

I hereby submit my objections without prejudice, as to why the above mentioned application, submitted by Worthing Homes for 18 affordable homes, should not be approved.

To begin my objections, I would like you to question as to why Barratt David Wilson Homes (BDW) did not seek to build on this plot, it's both important and pertinent to the whole issue because apparently, they had the option too but rejected it.

It would certainly have complimented the west side section of the David Wilson development, situated perfectly between Bridgers Close to the north and Wellers Close to the south.

I can only speculate but in my opinion, (BDW) took notice of the flood risk and poor ground quality requiring costly upgrading and made a pragmatic decision not to proceed. If it was practical, economic and most of all, profitable to build there, this award winning developer would not have passed up on an opportunity such as this.

My house backs directly onto this land and even after moderate rain fall, my lawn becomes sodden, so any additional construction would only exacerbate this delicate situation. The high water table makes this land totally unsuitable for further construction.

This land has remained unattended to my knowledge for over 16 over years, possibly longer and has become the habitat to many species of wildlife. The current expansion of ongoing residential developments in the surrounding areas, means wild life habitats are fast disappearing and to blight this small but very important micro habitat and natural green space, would be iniquitous.

The land which Worthing Homes would like to build on, was ostensibly land locked and had very little value, only becoming available for development by default which you may not be aware of.

Barratt's made an unprecedented boundary mistake in building three properties in Wellers Close which they didn't have full title too and to remedy this extraordinary faux pas, were obliged to negotiate the purchase of a section of land from the owners, to amend their error and enable the home owners to register their homes with HMLR, which incidentally, remains ongoing.

The purchase of land was successful but it provided the land owners an opportunity to capitalise on Barratts gross error and they requested permission to construct a road leading off Stanhorn Grove, giving the land vehicular access and also connection to the existing drains and sewer system, allowing the land to now be considered for development and without doubt, substantially increasing its value. Enter Worthing Homes.

Consideration to develop this land should have been addressed at the very outset of Barratts plans to build Williams Gate and St Mary's Place developments, FP/92/04 but certainly not now, especially as both these residential developments draw to a close. Indeed, due to the lengthy legal process of securing all these various conditions factored into the sale, the three affected home owners in Wellers Close are still without title deeds, two having purchased over two years ago and the other, just under two years.

Constructing on this land constitutes the loss of an open space which is contrary to condition 30 and the initial planning consent but also, to the quality of life for existing residents which undoubtedly will result in an increase of noise levels, lack of privacy and reduced natural light.

I've not seen any evidence of Worthing Homes providing an alternative open space to compensate. Why not consider building fewer homes and retain some green space?

The access road put forward is absurd and on this alone, should necessitate the application being rejected. It cuts across not only a green, tree lined open space but also a cycle path and walkway, used daily by many people, including parents taking their children to and from the local school. It will become dangerous to all who use it and negates the reason why it was initially constructed, allowing safe passage away from the road for pedestrians through the estate. I suggest no planning decision should be taken, until a site visit to the area has been made, enabling this preposterous, afterthought proposal to be seen first hand. There's already a road linking into this land which could be improvised.

When Worthing Homes conducted their presentation, an 18 to 24 months construction period was given but nothing was mentioned as to the amount of heavy plant and general construction traffic movement there'd be during this period. No mention of work hours either. Stanhorn Grove, although narrow, is still the main north to

south artery of the development but to date, remains unadopted. It wasn't designed to take heavy, construction traffic and if damaged, who pays for reparation? Barratts are a large player in this industry and making good any road or verge damage was handled with efficiency and consideration but how will Worthing Homes handle any similar damage? Do they carry full indemnity for all their contractors?

Indeed, over the last 12 months as Barratts were in the final stages of completing their development, they had heavy plant, moving earth from the north of the site to the south which when wet, made the roads slippery, dangerous and filthy and when dry, very dusty. On occasion, large trucks were unable to manoeuvre though Stanhorn Grove due to parked cars and would illegally and without due care, mount and severely damage kerbs and verges. This could easily happen again if this application's allowed.

Parking will also be a problem, not only during construction but afterwards too. There's very limited parking for visitors and everyday deliveries in the existing locality and with insufficient allocation of parking for the 18 proposed homes, it will only exacerbate the need for parking elsewhere and will transfer the problem outside of their designated area.

I've looked through the many pages of documents and there appears to be discrepancies in the size of the land but nonetheless, the overall impression of the proposal, even on the larger size quoted, is it's too small to accommodate 18, tightly packed homes. They appear cramped and for the existing homes to the north and south, will clash due to their basic design and introducing flint facades does nothing to improve this.

Wellers Close was not provided with street lights which helps to reduce night time light pollution but this proposal includes for street lights which demonstrates a total lack of consideration in the planning and will once again, impact on the existing dwellings.

There are ample sites already allocated within Arun's district for future housing and this last minute and very hurried proposal, not only increases the density of dwellings per hectare, (DPH) already met by Barratts but also takes the amount of affordable housing above what has already been legally provided.

I understand Arun DC's 5 year housing supply projections are already on course, making this application completely unnecessary.

When mainstream developers put forward plans to construct housing developments, the legal requirement for them to provide a mix of affordable and social housing is duly considered with care and understanding for the wellbeing of the communities they're creating. Indeed, St Mary's Place demonstrates this perfectly but the application submitted by Worthing Homes has considered nothing more, than to shoe horn in an overload of basic homes, positioned between luxury detached dwellings, marketed and sold, as premium properties.

On purchasing our homes, we signed and agreed to covenants which are in place to benefit everyone's quality of living within the development but I see no mention of adopting the same covenants by Worthing Homes.

Both Williams Gate & St Mary's Place pay for estate management, keeping it clean, tidy and grassed areas cut on a regular basis which these 18 occupiers will benefit from but will they be making any contributions?

On the plan 17094-PL-2-02 Rev B, it shows dividing fences of the proposed new homes, numbers 1-2-3-4-6, adjoining the boundary fences of homes in Wellers Close, numbers 2-4-6. There cannot be any mechanical fixings made to the existing fences and an access path should be considered, as it shows for property 5. It would benefit future access to all, should it be needed.

Williams Gate & St Mary's Place are a newly created community which benefits the surrounding area in many ways, granted, it's not without teething problems but on the Worthing Homes application, a very strong sense of unity has been demonstrated which the majority appears resolute in its opinions that the proposal of this contrived application is unnecessary and therefore should be completely and utterly rejected.

Trusting this letter will be read and the points made, given due consideration by those involved with this planning proposal.

Best regards,

Mr & Mrs Kelly

