

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 28 August 2018 09:50
To: Planning Scanning
Subject: FW: FP/171/18/PL

From: Simon Davis
Sent: 28 August 2018 09:40
To: Planning.Responses
Subject: FW: FP/171/18/PL

Objection

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: alan hobbs [REDACTED]
Sent: 27 August 2018 21:41
To: Simon Davis
Subject: FP/171/18/PL

Hi Simon,

Regarding the above planning application reference, I'd like to provide the following comments:

The ecological assessment, by it's own admission, doesn't cover a full year in the life of the land for the proposed development. The existence of summer season fauna such as the Cinnabar Moth (on the BAP list) therefore hasn't been detected. According to the assessment bat foraging has been found on the land with the potential for roosts in the TPO'd trees. A bat survey therefore needs to be performed,. Especially given the existence of the rarest bat in Europe a scant few miles down the road (see <http://www.bognorregispost.co.uk/2018/05/decision-date-set-for-homes/>). Hedgehogs have also been seen on the land. A further investigation is therefore required to see whether they are resident there as current guidance is to protect their habitat.

The land is currently 'locked' with no physical assess available to it.On the north is Bridger Close. To the south Wellers Close. To the west there is a strip of land which I believe is currently owned by BDW. Their stated direction is that this land will be passed to Bartley Management to be maintained for the benefit of local residents. No documentation has so far been supplied with this application to confirm that any part of the strip of land has been bought by the land owner/developer and/or allowance of the construction of an access has been permitted. In fact the application form itself says that no access is required to be constructed. I'm therefore not sure how they are going to build on the land. It's also worth noting that even if documentation is supplied and the application corrected then there is a question over whether there is sufficient physical space between the TPO'd trees to allow the free movement of construction traffic.

There are currently issues with the land boundaries of three houses in Wellers Close. These border on to the land in question. As these are yet to be resolved then there remains the question as to who exactly owns all of the land. This could well have an impact on the planning application as a whole as it relies on certain assumptions regarding ownership. In addition as this is ancient land there needs to be a through investigation into whether there are any restrictions on it's repurposing for development.

All the DWH homes surrounding the land have an extensive set of restrictive covenants. These cover what can be added/alterd on the properties as well as what the houses can be used for, what can be parked on their drives and a restriction on any street parking. No mention has been made on this application that any corresponding covenants will be placed on the proposed new houses. Even if documented evidence of this is provided it will need to work in tandem with the DWH houses. Otherwise there may well transpire assorted social issues regarding parking and so on going forwards. Confirmation also needs to be sought as to how any communal areas in the new development are maintained. Especially as Bartley Management will in the future be maintaining the areas around all the DWH homes.

There has been much discussion as to whether the proposed development will add to the current traffic levels in Stanhorn Grove. Discounting any construction traffic this may not appear to be an issue on paper. However given the very tight turns at the top and bottom with a straight section in the middle this is by no means an ideal road for consistent driving speeds. Whilst there haven't been any reported accidents to date (but a fair number of near misses) this doesn't mean that this is currently a safe road to navigate. Adding an additional junction half way up a straight section of road is likely to exacerbate an already existing problem.

All the houses within the estate are on land that's been built up by a meter or so. This is to allow for drainage into the SUDS system as the land was previously low lying. The proposed development would also have to be built up to this level to avoid the homes being flooded by run off from the surrounding ones (an issue raised by the Downview estate residents when the existing houses were built). Confirmation needs to be sought as to whether the SUDS system will take the additional load as well as how the development would be connected to it. Noting that this is a system the local residents pay for.

The DWH part of the estate has been specifically designed to provide light, space and privacy. It also contains many green spaces and communal planting beds. The housing density is resultingly low and this promotes a quiet and relaxed environment for it's residents. The proposed development has a very high density. This is not in keeping with the immediate area and will affect the amount of light, space and privacy currently enjoyed by residents. In addition the proposed development will restrict/block views currently enjoyed by the local residents of the trees and open areas provided by the golf course.

To my knowledge Worthing Homes have at no point held a meaningful consultation on these proposals with local residents. They have held a public exhibition but at no point have they sat down and worked with affected residents on improvements/alterations to the plan and/or mitigation of it's impacts.

In summary there are many unanswered questions, inaccuracies and missing documents from the application package at this current point in time. What impact they may have subsequent to any decision being made needs serious consideration.

Many thanks,

Alan Hobbs,
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