



From: Tanya Tracey 

Sent: 29 August 2018 22:02

To: Simon Davis

Subject: Reference: FP/171/18/PL - Proposed erection of 18 dwellings on land at Stanhorn Grove, Felpham

36 Bridger Close
Felpham
West Sussex
PO22 8FT

For the attention of Mr S Davis, case officer

Dear Mr Davis,

Reference: FP/171/18/PL

Proposed erection of 18 dwellings on land at Stanhorn Grove, Felpham

I write in connection with the above planning application. I have examined the plans and I know the site well as my home is immediately adjacent to the proposed site. I wish to object strongly to the development of these houses in this location. Herein my comments and objections relating to this planning application

The current homes bordering this site at Stanhorn Grove are principally large family homes, which are in a quiet location bordering the Bognor Regis Golf Club. When we purchased our homes, we were led to believe by David Wilson Homes that no development would occur on this site and we paid a premium as a result. We have been badly deceived in this regard and I believe further development would not only overwhelm the current site but crucially, the proposed dwellings are completely out of keeping with the current neighbouring properties, which have been specifically designed to be low in density, providing space, quiet and privacy to residents.

The proposed dwellings will overlook mine and my neighbours' properties and the resulting loss of privacy would impact considerably on the peaceful enjoyment of our homes and gardens. The large number of dwellings, density and design of the buildings would mean not only a loss of view, but a complete loss of privacy (overlooked, increased noise, increased lighting at night) for the current occupants. The proposed dwellings will not only be visually overbearing but are located so close to the border of the site that they will be looking directly into private gardens and houses. The proposed development is completely out of keeping with the neighbouring properties, the impact will be considerable given the number and height of dwellings and the result will be a complete obliteration of privacy for current residents.

The original planning decision for the development of homes at Blakes Mead stated there would be no more than 700 dwellings. This proposal not only breaches this agreement, but infringes the dwelling per hectare figure. With Arun County Council on track to achieve their 5-year housing supply, this development is unnecessary as it is in addition to the sites already allocated. The application clearly does not conform to the standards of development in the surrounding properties, and in particular to the density criteria, so carefully set in the original planning consent for this part of the Blakes Mead development.

Importantly, the planning application does not adequately consider the impact of increased traffic on Stanhorn Grove. Despite the houses in the current development benefiting from garages, there are always cars parked on this road leading to oncoming cars on a blind bend. Additional housing off this road will lead to yet more parked cars as well as increased traffic, resulting in dangerous conditions for drivers and pedestrians in the area. The application does not adequately cater for the parking spaces on site. Assuming that each property requires at least two parking spaces, if not more, then the current provision in the application is woefully short.

Furthermore, the current site has become something of a wildlife haven/corridor with deer, hedgehogs, nesting birds and some amphibians/reptiles being spotted over the last year. Given the already extensive development in the area in recent times, I feel strongly that we should also be focusing on maintaining and enhancing a network of wildlife links and corridors to increase the chance of species surviving rather than further development which would adversely affect them.

In addition, I am concerned about the potential flood risk with any further development. The proposed site is frequently water-logged, has surface water for some time after any rain-fall

and the current ditches/water courses on the side of the site are already full during the winter period or after heavy rain-fall. Additional development would likely cause these to overflow and result in flooding damage to properties. The proposal does not appear to adequately address this issue. This is coupled with the findings listed in the Felpham Neighbourhood Plan 2013-2029, which includes Felpham in the Catchment Flood Management Plan and states “that as a consequence of climate change, parts of the Arun District, including Felpham, will be at an increased risk due to rising sea levels and more extreme weather events” and follows significant flooding instances over the years. Lack of natural drainage on the site and potential flood risk is a major concern.

Finally, there has been no meaningful consultation by Worthing Homes on these proposals with residents. No contact was made with me at my property although I immediately border the site. No planning notices were displayed in the area until a neighbour contacted the planning department. Felpham Parish Council voted in favour of this proposal without prior consultation with residents. In summary, this all seems extremely underhand and contrary to the correct procedure.

In conclusion, I am strongly objecting to this application on the basis of infringement to privacy, unacceptable density and proximity to current residents, traffic and parking concerns, preservation of a wildlife corridor and flood risk. Therefore, I ask Arun District Council to refuse this planning application for these reasons.

Yours sincerely,

T Tracey