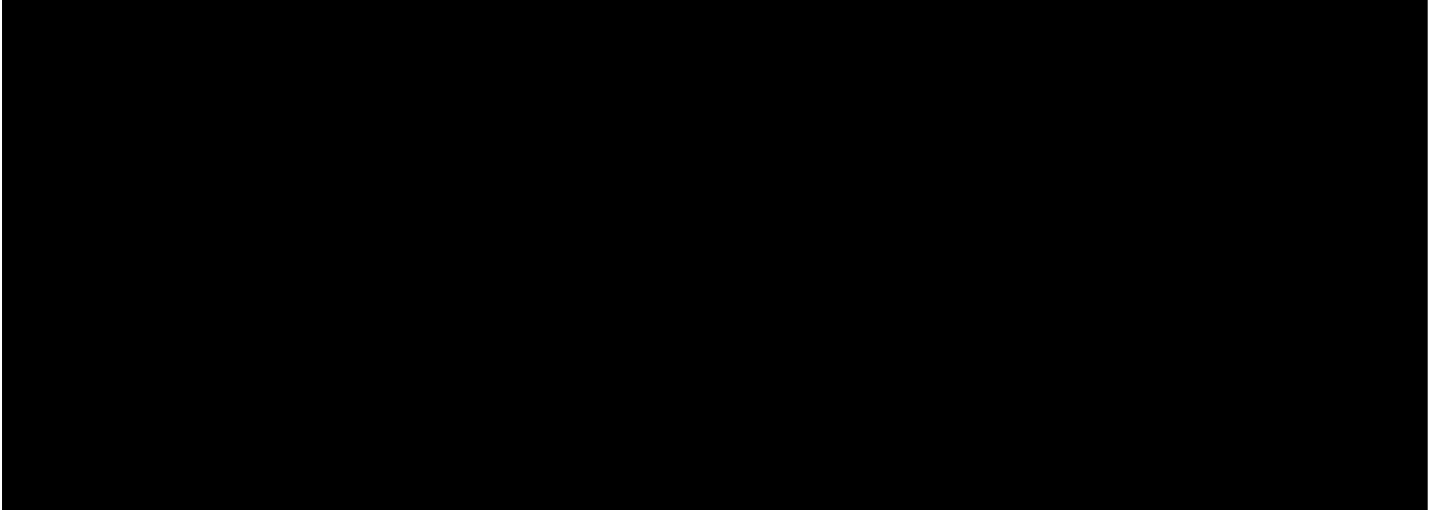
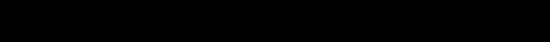


From: Dawn Martin 
Sent: 30 August 2018 18:25
To: Simon Davis
Subject: Objection PLANNING REFERENCE: FP/171/18/PL

Mr M Lowery and Mrs D Lowery
4 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

Firstly, I would like to address Section 4:40 Worthing Homes in which they have stated they have listened to the concerns of the residents which is also cited in the local newspaper. Having attended this meeting I can state this has not been the case. One small concession concerning the facade of the houses facing Stanhorn Grove was not the priority of all who attended, and the concerns raised have not been changed or addressed in any way.

Secondly, this land would never have become available for Worthing Homes to develop had David Wilson Homes (DWH) not built the houses in Wellers Close on land they did not own. The land owner had previously tried to sell the site to DWH, but had failed to do so. Because of DWH's incompetence the land owner agreed to sell the strip of land required by DWH on condition it granted access rights to the land. If DWH had to buy the strip of land to facilitate their legal duty to the home owners in Wellers Close, why did they not buy it all? Did they recognise the inherent flood risk? Planning Permission on the neighbouring Golf Course has already been rejected on these grounds.

If a major house builder who owns the properties surrounding the site refused to buy it then there must be an extremely good reason!!

Here are our objections as to why the proposed development should not be approved in its present form.

PROPOSED DEVELOPMENT

When the original plans were approved in 2003, the approval stated that a maximum of 700 houses were to be built on the development (+/- 10% shift). At present there are already 822 residences due to creative use of the planning permission turning larger houses into 2 smaller ones therefore increasing the dwellings per hectare (DPH). Wellers Close itself increased from 18 to 24 DPH, via a revised planning application..

The proposed development of 18 DPH on a site of less than half a hectare, is equal to more than 36 DPH, which contradicts the decision by Arun District Council FP1g2rc4 that the density should be no greater than 35 DPH on any given site.

Arun District Council (ADC) within their own published policy aim to achieve 30% of affordable/social housing on each new development. Blakesmead/Williams Gate already has already achieved that 30% quota.

Given the amount of development in the local vicinity Taylor Wimpey, DWH, Redrow and Millers to name but a few ADH have already achieved their 5 year target of affordable/social housing for the area, therefore there is no need to build more, especially on an unsuitable site, and in total conflict to the appearance/standard of the surrounding houses.

No other development in the surrounding areas breaches the 30% ratio of affordable/social housing so why does this development?

FLOODING

Engineers report states:-

- 1. It should also be noted that the current discharge rate of 5l/s is too high. Qbar greenfield runoff rate for the site is 1.45/s, please provide further justification why such a high rate is proposed.**
- 2. Risk of Ground Water flooding - HIGH**
- 3. Winter groundwater monitoring and percolation test results will have to be undertaken**

Taken in conjunction with the issues listed below surely planning permission cannot be granted until the above issues have been addressed.

Although the documents submitted states the risk of to houses of flooding is low, there appears to be only one drainage system incorporated into the design, which flows up hill into Stanhorn Grove. This is totally inadequate, especially when the existing drainage system installed by DWH already struggles to cope.

The application states on numerous occasions the proposed site is flat, unfortunately this is untrue. The established developments on either side are on two different levels, the Bridger Close end having been built on land raised by DWH, whereas Wellers Close properties are at a lower level and DWH piled the ground to provide the necessary stability in a flood plain area.

At the Felpham Parish Council meeting, Worthing Homes advised that they plan to tier the ground so it rises towards Bridger Close, therefore those on the south side of the site will be affected by any water flowing down from the higher areas.

The works are already closer to the water lines than the current development which could be harmful both to existing homes and the proposed development. Any further development could potentially make the risk of flooding higher due to increased lack of natural drainage

The existing pumping station cannot cope at present with back flow and the associated odours produced by human waste. In December 2017 the pumping station had to be manually emptied by mobile units to ensure it did not overflow. Houses near the pumping station have reported many times that the drains block and back up into the houses. Building more houses will only exasperate the current problems! .

Gardens in Wellers Close have had to have concrete bases installed below fences to stop erosion of soil and subsequent movement of soil/fences. During wet periods it is not uncommon for the ground to become water logged and when walking across the garden you sink 2 to 3 inches into lawns. At least 3 houses have had to have the top soil in their gardens replenished to maintain the level.

PROPOSED SITE PLANS

Policies ESDI and ESDID state that houses should be built of a similar style.

The design of the houses are not in keeping with the two adjoining areas which are all 4 bedroomed detached houses, changing the facade on the three larger dwellings facing Stanhorn Grove to blend in does not compensate for the density situated behind.

The dwellings are not proportionally dispersed across the site with 30% (6) on the south side giving a disproportionate density to one side of the proposed development.

Wellers Close Plots No. 57, 58 and 59 have 6 dwellings facing them, which will restrict their views completely, especially with the newly proposed bicycle shed/storage (not indicated on plans presented initially) and sheds as residents will need storage space for garden equipment. Being built on a slope will further restrict views from the Wellers Close position view and reduce our quality of enjoyment of life in our gardens.

The density caused by these 6 plots will have an adverse effect to increased noise levels and the installation of street lights (which are not present in Wellers Close) will have an adverse effect on our privacy.

A path at the back of Plot 58 to facilitate access for one of the homes to their rubbish bin will cause increased noise levels and intrusion into our privacy.

As a solution could the bin storage area not be created at the front of the property facing the road making it easily accessible for the refuse collectors?

How do Worthing Homes plan to deal with marking the Boundary of their property? The existing properties in Bridgers Close & Wellers Close own the fences that mark their boundaries, and Worthing Homes are not legally allowed to attach anything to those Fences nor to use them as their boundary. Any damage to the existing fences could constitute criminal damage.

Section 4:12 state that the number of houses to be built has taken into account the fact that they do not have garages, however, most of the existing DWH properties have two parking spaces the same as the proposed development, and they also have garages which reducing the garden space available. It should also be noted that many new developments are only allocating parking spaces and not garages probably because it allows for a greater DPH and as we all are aware more houses means more profit. This is very pertinent given the news this week of reports of large building executives receiving massive wages and bonuses.

In Section 4:33 they state there is adequate green space and a play area was built in Phase 6 of the original development, however, these were calculated on the original DPH, and do not include the requirements placed on the area by the addition of a further 18 dwellings. If we lose this area are Worthing Homes going to provide additional green space elsewhere?

During purchase we signed and agreed to various restrictive covenants which included parking restrictions, business user controls, height restrictions on garden buildings, control of future extension work. Are Worthing Homes going apply similar covenants?

If planning permission is approved can larger plot sizes and larger houses be considered to reflect the locality and some public space retained within the site for the benefit of residents. Loss of open space is contrary to condition 30 which states that open space is needed to provide a good quality of life to life.

ROADS

A catastrophic accident waiting to happen!!

Although we are aware that the surrounding road structure is not contained within the proposal the increase in vehicles on Stanhorn Grove should be taken into consideration. The roads have yet to be adopted by the council because they recognise they are inadequate and unsafe, Especially the 2 junctions at either end of the development site.

The access is via Stanhorn Grove an acute left turn with an immediate right a new junction for the proposed development which have restricted visibility due to the trees followed by a right turn into Wellers Close a few metres away closely followed by another acute left turn. These acute turns are blind and it is impossible to see any approaching vehicles. Parked cars close to the junctions add to problem.

The access to the site will transverse the new cycle path causing further hazards to cyclists, pedestrians and especially children who use this route through the development to access the local schools and facilities.

There is inadequate parking facilities across the entire DWH site, although this proposed development has allocated 0.2 to each household the existing 822 residential units do not have this allocation, Parked cars in inappropriate areas is a common occurrence especially on the already dangerous blind corners. Each household on the proposed development having one visitor each at the weekend would mean a minimum of 15 cars parking on Stanhorn Grove and associated roads. This is going to be dangerous to other car users, pedestrians, restrict access to emergency vehicles and cause frustration to the existing residents.

There are no:-

- No road markings
- No speed restrictions
- No parking restriction

The roads need to be adopted by the Council and these three points need to be addressed prior to any further development taking place, otherwise there could be a serious accident and people could be injured or killed.

ECOLOGICAL

Wellers Close does not have street lighting in order to protect the environment and wildlife why has it been proposed on the new sight?

Can Worthing Homes confirm they are going to comply with the report submitted by the Environmental Officer?

1. Carry out Phase 1 survey for water voles
2. Buffer strip of 5m fenced off during construction to ensure areas are undisturbed, the replacement of hedgerows and the use of appropriate lighting to protect bats
3. Any tree or vegetation work should be undertaken outside breeding season of birds which is 1st March to 1st October.

The Environmental Officer has also listed a number of enhancements:-

- Bird and bat boxes
- Retain habitat for foraging bats
- Native species planning

Are Worthing Homes and the Planning Department going to comply with these recommendations?

LOCAL AMENITIES

In section 4:30 they state that there are regular bus routes nearby and services.

The nearest bus stop is at least a 15 minute walk away and the nearest train station 5 miles. There is only one shop in the locality, however having a captive market it is expensive and does not stock a wide range of items. The nearest supermarkets have to be accessed by car or 2 buses as there is not a direct route.

More DPH in the locality would lead to oversubscribed schools as the option to build a school at the entrance of the DWH development has not been taken up by the Council and the money spent elsewhere to the detriment of the Blakesmead community.

CONCLUSION

I have stated my objections to why this development should not proceed and would reiterate the main points below:-

1. Risk of flooding to the existing area especially those properties on the south side of the development, due to inadequate drainage and area being a flood plain;
2. Increased number of cars on roads that cannot cope with the existing traffic, further complicated by lack of visitor parking and inconsiderate parking by existing residents;
3. Loss of Green space and enjoyment of life for existing residents;

I trust you will take these points into consideration whilst making your decision.