

Kate Simpson
11 Wellers Close
Felpham
PO22 8FS

Your Ref: OWPC19858
Our Ref: FP/171/18/PL 29-06-2018
Please ask for:
Mr S Davis

3rd September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 18 No. dwellings, creation of new access, landscaping & associated works.
Land at Stanhorn Grove Felpham

Thank you for your internet representation made on 1st September 2018 which has been recorded as '**an objection**' with the comments as follows:

*My property was the last to be bought by David Wilson within the near area of this proposal. My property was bought / completed on the 30th June 2017.
When buying my property I was informed that the proposed build site was "given back to nature and that there would be no further development as the houses were complete".
After a year of searching for the perfect property and estate to buy to raise my family I chose Blakes Mead and Wellers Close.
I am outraged and disappointed that these changes are being proposed to the open space - a strong selling and reselling point for me and others.
My Title deed shows the strip of land between Stanhorn Grove road and the proposed area as open space; in contractual terms "the amenity area" of the "the maintained property".
Section 12.1.12.1 states " the roadways forecourts courtyards access ways including the Private Accessways landscape areas amenity/ play area including the Amenity Area open space boundary fences (excluding fences abutting plots shown with "T" marks) play equipment lighting equipment (if any) and all and any other areas any foul drainage pumps and Service Installations which serve more than one property and / or facilities service and/or benefiting all or any of the properties on the Estate and which are not intended to be maintained buy individual purchasers of the Estate (but subject to clause 12.1.12.2)
12.1.12.2 any other area and/or facility within the Estate the Transferor determines shall be comprised in the Maintained Property in order to benefit the properties and owners / occupiers on the Estate or otherwise in the interest of good estate management.*

I therefore request a response to understand how this proposal of social / affordable housing benefits the Estate / maintained property / properties and owners / occupiers of Blakes Mead.

The look and feel of the estate in keeping with the properties will be compromised with these plans. The only way around this is to build 4/5 bedrooms to the same standard and design as David Wilson.

Stanhorn Grove road is already too narrow with cars parked, let alone with building traffic for the foreseeable future, and an additional 24 cars plus using the road.

My contract also states that for changes to the amenity areas is to be registered with a certificate signed by KINGSOAK HOMES LIMITED or Greenbelt Group Limited. Can you please evidence that you have received this to make changes to the Amenity Areas?

In summary I strongly object to this planning application due to:

- 1. Roadways and access will be compromised during and after the build.*
- 2. The plans do not keep in line with section 12.1.12.1 and 12.1.12.2.*
- 3. I have not seen evidence that a signed certificate has been produced by KINGSOAK HOMES LIMITED or Greenbelt Group Limited.*
- 4. David Wilson mis-sold the estate and lied to purchasers to gain to sell property.*
- 5. The proposed plans are not in keeping and to the standard of the already established properties - this will affect house prices.*
- 6. The noise of building works for 2+ years will affect quality of living and is not in the best interest of the current owners / occupiers.*

I look forward to hearing your response.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning