

From: Simon Davis
Sent: 03 September 2018 09:43
To: Planning.Responses
Subject: FW: Objection to FP/171/18/PL

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: [REDACTED]
Sent: 01 September 2018 11:03
To: Simon Davis
Subject: Objection to FP/171/18/PL

 31/8/2018

Mr and Mrs Ewart

6 Wellers Close

Felpham

Bognor Regis

West Sussex

PO22 8FS

Re:-PLANNING APPLICATION FP/171/18/PL

Dear Mr Davis

WE OBJECT to the above planning application for the following reasons.

- 1 Potential Flooding to our property caused by over crowding, we are built on lower ground to both Bridger Close and the proposed development. Wellers Close will become a large soak away. It has been recommended that winter monitoring of the ground level flooding is performed as there is a high risk of ground water flooding. A proposed development on adjacent land was rejected partially on these grounds. The pumping station main drainage failed to cope last Christmas at peak demand. Our garden has eroded three times in two years already, Approx. 8 tons of earth has been replaced twice. I would also like you to take note of the report by Southern Water received 31st August who also recognize the high risk of flooding and their suggestions to be adhered to.
- 2 We must abide by covenants ie. No road parking, no commercials vans trails or caravans , no working on vehicles are these going to be in place for any new residents. Who will police this ?We paid a premium for our particular private road development located on the perimeter of the estate. All the properties are 4 bedroom detached with garages, occupied mostly with older residents purchased either to retire to or aiming to retire . Wellers Close is a private road. We have no street lighting. Street lighting is proposed on this development. These properties are spaced reasonably apart from one another. We have no 1/2/ or 3 bedroom houses nearby. Neither are there any semis or terraced houses. The proposed new development could not less in keeping with the surrounding properties despite the claim otherwise in local newspapers. This development will be 100% affordable/rental properties which is not in keeping with the remainder of the development especially given the surrounding areas and takes the ratio over the 30% as documented in your councils plans. The aim is to disperse these affordable homes amongst private dwellings not one dense area in the hope of promoting respectfulness this is not so with this proposal. This development will impact on our privacy, there will be increased noise and restricted views.100% of affordable homes confined to a small area, looking ahead there will be serious parking issues here, with a knock on effect of anti social behavior and parking. Each property has allocated parking, over Christmas periods where there is a possibility of some 18 plus visiting vehicles be parked. Any attempt to attach to our existing fence causing damage could be deemed as criminal damage how do Worthing homes plan to address this?
- 3 The estate roads are badly designed and congested even now by parked cars and this is not being monitored. As the smaller homes/more affordable homes are becoming occupied on the estate we have noticed more and more reckless driving, speeding dangerously and young racers. I have personally witnessed a crash at a 90 degree bend, a car speeding in excess of 30mph mounted the curb adjacent to the play area in Stanhorn Grove., it came to an abrupt halt on the green frequented by young children, again a young racing driver. It would also access onto a narrow road requiring negotiating two 90-degree bends one of which is blind, line of sight will also be obscured by the remaining trees. Bridger Close already has a road almost into the proposed development; this would relieve the pressure from these dangerous bends. Vehicles would enter and leave nearer the access to the A259 more safely at the entrance of the estate and would relieve the pressure from these dangerous bends. This is already a very busy estate road; the original plans having been altered already beyond Wellers Close to give access to the continued building of the estate. It is obvious that the council believe these roads are dangerous as they have yet to adopt them or many others on the estate. Emergency vehicles will have issues gaining access to certain parts of the developments due the road layout and the inconsideration of some residents parking on the blind corners.
- 4 The nearest bus stop is approximately 15 minutes walk away not nearby as indicated, the nearest supermarket needs a vehicle to access it. The small local shop has very limited stock

These are our objections against the new proposal.

I hope all our valid points are investigated thoroughly in the making of your decision.

James and Marion Ewart