

Sandra Edwards

From: Nicola Spencer on behalf of Planning
Sent: 18 September 2018 17:05
To: Planning Scanning; Planning.Responses
Subject: FW: Planning Application FP/171/18/PL

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Phil Brady [REDACTED]
Sent: 17 September 2018 12:33
To: Planning
Subject: FW: Planning Application FP/171/18/PL

From: Phil Brady [REDACTED]
Sent: 14 September 2018 08:47
To: 'simon.davis@' [REDACTED]
Subject: Planning Application FP/171/18/PL

Good morning Mr Davis

I was advised that you were the right person to communicate with about this Planning Application. Can you please add the following concerns to my previous objections already posted on your website on 6th September 2018, in relation to this application.

I read through the Ecological Assessment (Sept 2018) recently posted on the website, and noticed a comment on page 37 section 6.6 about an ecological buffer strip. This refers to a 5 metre strip around 3 sides of the proposed plot. This does not seem to have been taken into account on the various aerial views of the proposed development, I have seen on the Planning Statement submitted by the developer.

Also the Ecological Assessment states in an earlier section, that the plot size is about 0.4 hectares. I have carried out some measurements and found that the usable size of the plot is about 70 x 56 metres and this confirms that 0.4 hectares seems correct. The submitted Planning Statement quotes 0.49 hectares as the size of plot.

The area taken up by the 3 buffer strips would be about 0.09 hectares, so this leaves the buildable area on the plot at about 0.31 hectares (0.40-0.09).

Again the submitted Planning Statement states that the housing density proposed is 36dph for 18 dwellings based on 0.49 hectares area, whereas the actual housing density could well be as high as 58dph with 18 dwellings on 0.31 hectares.

I believe that this level of density seems excessively tightly packed and I'm sure would be unacceptable to the residents surrounding this plot.

To maintain the 36dph density claimed in the Planning Statement, the dwellings should be reduced from 18 to 11.

I would be grateful if you and your department could investigate my concerns as a matter of some urgency.

Yours sincerely

Philip Brady

37 Stanhorn Grove, Felpham