

Philip Brady
37 Stanhorn Grove
Felpham
Bognor Regis
West Sussex
PO22 8FP

Your Ref: OWPC20839
Our Ref: FP/171/18/PL 29-06-2018
Please ask for:
Mr S Davis

10th December 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 9th December 2018 which has been recorded as '**an objection**' with the comments as follows:

*I have just read the Development Control Committee report (06/12/18) online.
I still strongly object to this application (having previously posted objections on 29/08 and 14/09) and I've listed my objections below. I do hope these will be taken into account by the committee.*

ECOLOGY a) There is a requirement in ECO Assessment sect 6.6 (commissioned by Worthing Homes) to have a 5 metre buffer strip on the boundaries (N/S/W) of the site. This reqt has NOT been met. Report states that plan only shows 2.5-3 metres on the western side and a small part of the northern boundary. Why is this and how will this affect future wildlife in that area?

b) Have developers taken into account that INITIAL tree cutting/clearance cannot take place in bird nesting season (March to August) ?

RAISING OF SITE LEVEL BY 1 METRE

*a) Adjacent properties on Weller/Bridger Close will be even more overlooked and have unacceptable loss of privacy due to close proximity of new houses (particularly Weller).
b) Also the existing footpath/cycle path (which sits at a low level will need to be raised by the same amount particularly where it crosses the access road. Who is responsible for this path and how will this work be done to maintain safety of children/cyclists ?*

DRAINAGE

a) WSCC in report state no objection to proposal BUT that site is 'at high risk from ground water flooding' and also that 'existing surface water flow paths across site must be maintained' and so 'wholesale site level rise should be avoided'. How will this be dealt with ?

b) Likely to be serious drainage issues with rear gardens on houses next to Weller Close (and Weller Close itself) due to their low levels and very high water table and nowhere for surface water to run to. Gardens in Weller already have subsidence and waterlogging problems.

c) Are Golf Club (who are already at flood risk) aware that all surface water runoff from SUDS on site will be routed along the culvert/drain next to their land. Who will pay for any upgrade ?

HOUSING DENSITY

a) Proposed housing (supposedly 36dph but based on USABLE land is nearer to 50dph) definitely not in keeping or character with all surrounding houses which are 22-24dph according to report.

b) The less attractive and more closely packed housing proposed is deliberately hidden

from view in Stanhorn Grove but is plainly in view for residents in Weller/Bridger Close.

ROAD SAFETY/PARKING

a) Access road to site will be THIRD road to cross path/cycle track in space of 200 yards. Path is local amenity much used by children/walkers/cyclists. This increases safety risk to pedestrians.

b) Stanhorn Grove is a busy unadopted 2 lane road used as the main exit for the whole western side of the estate. Already there are too many cars parked along it particularly near to sharp bends. This proposal may not affect traffic on a strategic level, will add to LOCAL traffic to the detriment of road safety in the immediate area.

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