

Mrs Tanya Tracey
36 Bridger Close
Felpham
West Sussex
PO228FT

Your Ref: OWPC20876
Our Ref: FP/171/18/PL 29-06-2018
Please ask for:
Mr S Davis

12th 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 12th December 2018 which has been recorded as '**an objection**' with the comments as follows:

Unfortunately I am unable to make it to the planning meeting today due to prior, unavoidable commitments. Having read the Development Control Committee report, I therefore wanted to re-register my objections in the strongest possible terms again both to my original points but also to gain clarity on the following:

- 1) access - point 6 of the residents objections raises the issue of access via Bridger Close. To clarify, there is no current access from Bridger Close to the land, it is a dead-end at the end of the close with a ditch the other side. Access should not be considered from Bridger Close as an alternative to Stanhorn Grove as this is a smaller & more residential road with even less ease of access than from Stanhorn Grove*
- 2) the raising of the site level by 1 metre - this will mean that properties on Bridger Close & Wellers Close are even more overlooked, completely destroying privacy for these homes*
- 3) drainage - the high risk from surface water flooding should be carefully considered as well as how the water flow paths are to be maintained*
- 4) the layout & density of the proposed development - the density would appear to be higher than the 36dph, when looking at the usable land available on the site. The layout is such that there the density of housing will be in full view of properties in Bridger & Wellers Close and the landscaping does little to ameliorate this view from either side. Consideration only seems to have been given to the view from Stanhorn Grove*
- 5) the requirement for a 5m buffer (Ecology Assessment sect 6.6) has not been met.*

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