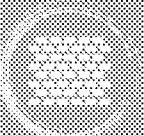


Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: STEPHEN LOCKLESS [REDACTED]
Sent: 11 August 2022 13:43
To: Planning <Planning@arun.gov.uk>
Subject: Objection to planning application FP/274/21/OUT

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Dear sirs

In conjunction with my previous objection responses, 08/03/2022 & 16/07/2022 and after the submission of further documents, I wish to raise further objections.

Doc: Environment Agency response 27/07/2022

Objection 1

The Flood risk Assessment still remains an objection and site specific flood risk assessment has not been conducted to satisfy the EA.

Any change in ground levels post development would have an impact on the site and surrounding areas, however small these changes may be, will still increase the risk.

Objection 2

Water Voles

As per my previous objection, the EA has also indicated that water voles are an incredibly endangered species and extremely susceptible to changes in their environment. They only frequent established environments and simply creating a new barren environment will not be sufficient to satisfy the needs of this species. As stated in this document, features created to reduce flood risk to the development CANNOT be counted as Bio-diversity gain and therefore should not be included within the proposed wild areas.

The UK is already classed as one of the most LEAST Biodiverse countries in the world and we should be holding onto those spaces we have already not depleting them further.

The developers idea of creating more Biodiverse areas when building up to 480 possibly more, dwellings on this site is quite frankly laughable.

Newly proposed reedbeds and watercourses need constant managing and monitoring for years to come, how does the applicant propose to manage and fund this important work.

The stating of "lining" ditches has always proved controversial and in recent times the majority of previously lined ditches and watercourses have been replaced, at considerable cost, to natural beds and banks. Lined watercourses do not create any potential for flora or fauna to establish and must not be allowed to be used.

Some invasive plant species most notably Japanese knotweed and parrot's feather are present on site and as any research will show can take many years to eradicate, has the applicant made provision for this work to be done before any works on site commence?.

Doc: WSCC Highway Authority response 28/07/2022

1. The report states the increase of road traffic would only be slightly increased over the threshold in LTN/1/20, Any increase is an increase in risk to cyclist and pedestrians. how is this concluded when at the very least there will be an additional 900/1000 vehicle movements per day once the site is developed.

2.

Shirley drive is a private road and therefore cannot be included in any proposed extension of the footway/cycleway and would again increase risk.

3.

The proposed 3mtr wide footway/cycleway is only for on site entry, exit and not along Downview Road, which as previously stated is unsuitable for and increased pathway or on road cycle path.

To get cyclists/pedestrians to use the existing pathway along Downview school would still not be suitable as this is only 1 mtr wide at present.

9.

The swept path report concludes the maximum articulated vehicles would not be able to make the turn into Downview Road from the B2259 and visa,-versa, however even at this time large vehicles still encroach onto other lanes when making these turns. Computer simulations are one thing but human drivers are not in a simulation and will always encroach on either lane or kerb. With the potential for many more HGV's using this junction during construction, increased risk to other road users and pedestrians is inevitable. We have already had a cyclist fatality and serious collisions at this junction which in itself says it all.

11.

Potential for a car club. A similar proposal was put forward for site 6 for a car club but from research it failed to get off the ground. Car clubs only work if people work in the same area or workplace and travel at the same time. Vehicles are left in a certain location and are subject to vandalism and theft so increasing the risk for local crime. Whilst it may decrease the number of private vehicles on the site, the margin is so negligible that it is not viable. Initial communication with new households is OK for the first time tenants but people move properties over the years and often bring their vehicles with them thus reducing the need of the community car club. This proposal is just a way to "tick" another box without any real serious co simulation.

Other matters

Downview traffic signals

Altering the staging and providing extra road space will not alleviate the issues with this junction. By providing extra road space can only mean removing some of the "green" verges along Felpham way. Again reducing the wild spaces for this development.

The lights on this junction have been improved to the optimum over the years with the introduction of cycle lights and signal phasing. By increasing this staging will only add not reduce traffic times. Quite frankly the reduction of queues as quoted are based on pure speculation as the surveys conducted on these junctions was for one hour on a weekend. The applicant and the CHA should attend at the most busiest time when Felpham academy and Downview School are turning out to see that Eastbound traffic goes back past the leisure r/bout which is considerably more than 183mtrs.

Noting that the CHA seems satisfied with the proposed changes and raises no further objections would seem that they have not challenged the applicants findings strongly enough.

With climate change now a real issue and all environments under threat we should be doing all we can to ensure our wildlife, resources and environments are given the full protection they need.

England golf makes reference to a wonderful new golf facility that will benefit the whole community. They say nothing of the devastation the housing development will bring only that it is great for the sport. Golf clubs do very little for generating business for local communities and businesses as most players are local residents anyway. This is a very selfish way to support our village and should instead be looking at how they can support the club in its present location. The club is now financially sound and full of members so why not invest in the current course !!! I strongly object to this application and its latest applicants responses.

Kind Regards

Mr S Lockless

26 Golf Links Road

Felpham

West Sussex

PO22