

Sioned Vos
17 Vicarage Lane
East Preston
Littlehampton
West Sussex
BN16 2SP

Your Ref: OWPC24735
Our Ref: EP/124/19/PL 20-09-2019
Please ask for:
Mrs A Gardner

31st October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

1 No. new detached single storey dwelling with associated access driveway & external works.

Rear of 16 Worthing Road East Preston

Thank you for your internet representation made on 31st October 2019 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on behalf of the Friends of Langmeads.

The house proposed would be close to the northern edge of Langmeads Field, designated as a Local Green Space in the East Preston Neighbourhood Plan (Policy 6.i). While there is some screening vegetation this structure would detract from the much-valued natural aspect of the Field.

The proposal also diminishes amenity space for the already approved block of flats and is an over-development of this plot. We are concerned about the implications of more hard landscaping near Langmeads, as there are long-standing problems with mud and wet patches after wet weather in many parts of the Field, which hinder access and diminish the enjoyment of its users.

There does not appear to have been a bat survey. This summer at least four species of bat (noctule, serotine and common and soprano pipistrelles) were recorded in Langmeads, so the implications of more building close to the boundary vegetation should be seriously considered.

For all the above reasons, this application should be refused.

Sioned Vos
Secretary
Friends of Langmeads

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