

24th February 2021

Mrs A Gardner

Arun District Council

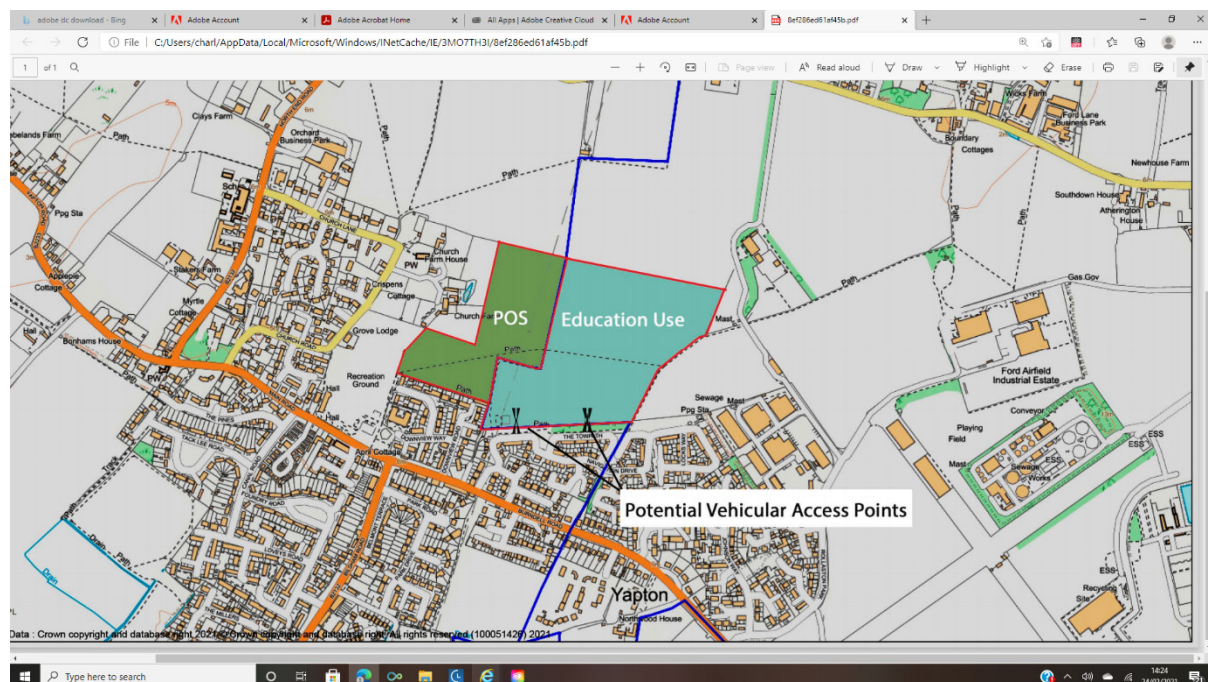
By Email Only

Dear Mrs Gardner

Re: Application Number F/1/21/PL

I write to you with regards to the above application and would like to object to this on the following basis:

1. I note from the site location plan submitted with the application that the red line includes land that is owned by the residents of Emerald Gardens and who pay maintenance in relation to the upkeep of this land. The land also includes our NEAP area and small playground which is a requirement of the application for our housing estate. No notices have been served to the residents in relation to this application.



2. Why has the application not been made in the landowner's name and rather the planning consultants name? To this end I also note that the blue line does not include all the land within the landowner's ownership.
3. The application states it is for a change of use of land to the north of Navigation Drive for educational purposes and open space but does not explain what those purposes might be. Can I query what the education use would comprise, is it playing fields or built facilities and if so, surely the need for these should be identified by the education authority rather than a private landowner.

4. As mentioned previously the land includes public open space linked to our estate therefore who will be using the proposed land outlined in the application? The NEAP area has also been designed and size determined for the small number of houses within our estate and would therefore not be big enough to accommodate the needs of other housing estates should the need be for the application site be purely for educational use.
5. The potential vehicular access points to the site, as shown on the supporting location plan would not be able to support the number of additional vehicles needed to access an educational facility as shown on the pictures below – nor would the roads be suitable for such an access. Navigation Drive and Tiller Close are both accessed off Goodhew Close, which as it currently stands, does not meet the needs of current residents accessing Emerald Gardens (the estate). Emerald Gardens only has one access point which is off Goodhew Close and already has very poor visibility with regards to resident vehicles accessing and leaving Navigation Drive.

Site Photos



Photos showing the proposed access points off Navigation Drive



Photos showing the NEAP and Play Area under residents ownership but shown on red line boundary of the application, this is not owned by the applicant.



Development Masterplan of Emerald Gardens Showing the Public Open Space and NEAP under residents ownership.

I would like my points noted on the application and look forward to receiving a response in due course.

Yours sincerely

Mr & Mrs Catton-Giltinane

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