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[redacted]

Karl Roberts
Planning Services
Arun District Council
Council Offices
Maltravers Road
Littlehampton BN17 5LF

Our Ref
Your Ref
Date 18 July 2012

Dear Mr Roberts

PROPOSED RESIDENTIAL DEVELOPMENT AT THE POPLARS, LITTLEHAMPTON

On behalf of my clients, Hargreaves Residential Developments Ltd, I have submitted an application for planning permission for the development of 7 houses at this site. The application is for outline planning permission, but only Landscaping is reserved for subsequent approval. All the drawings and supporting documents, including detailed elevations and plans of the proposal, have been uploaded via the Portal. With this letter I enclose a cheque for the requisite application fee of £1340.

As you will know, a previous application for residential development at this site was refused by your Council under reference LU/306/11. The proposals now submitted have been revised to address the concern over the relationship between 2 of the proposed plots with existing houses, expressed in reason for refusal No 2. The accompanying Planning Statement addresses the other reasons given for refusal of the previous application.

The area of the site has been amended from the previous application, to include provision for a noise barrier fence along the boundary with the Rustington by-pass, notwithstanding that traffic noise was not previously raised as an objection to the proposed development. The enlargement of the site and the outline nature of the application are the reasons why an application fee is payable on this application.

I wrote to you on 18 April seeking material supporting the allegation, in the previous refusal of planning permission, that the site is in an area deficient in open space. Your colleague, Mr Cleveland was, however, unable to provide this. The accompanying Planning Statement draws attention (especially in Appendix D), to material published by the Council which demonstrates that the site is not in an area of open space deficiency as previously asserted.

A planning obligation was executed by the Council and the landowner in connection with the previous application, to secure a financial contribution to affordable housing provision, and a copy of the executed deed accompanies this application. The applicant is willing to execute a similar planning obligation in connection with this application to address the affordable housing issue. In this context I would be grateful for your confirmation that, subject to updating the wording to refer to the current application, the same provisions remain appropriate.

I look forward to hearing from you as soon as possible in connection with this application..

[redacted]
Rob Huntley

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Application fee cheque £1340