Kevin Logan
10 The Poplars, Watersmead, Littlehampton, West Sussex, BN17 6GZ

ARUN DISTRICT COUNCIL
10 AUG 2012
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Assistant Director
Planning Services and Housing Strategy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

BN17 5LF

7th August 2012

Dear Sirs

Proposed Development - Application Number - LU/182/12/

I wish to make comment on the above application as follows.

1. Parking and servicing in relation to traffic flow for deliveries - Parking is very congested and traffic flow is dangerous already. Complaints have been made to Hargreaves in the past for the type of vehicles being parked and breaking of the estate rules we all signed up too relating to residents parking on pavements etc.

Further traffic flow on the already tight space would make it very dangerous,

2. Access and highway safety, including access for emergency vehicles - Currently it would impossible on occasions for emergency vehicles to gain access to the estate. On some days when entering into the estate you find it difficult to maneuver your vehicle safely, never mind a fire engine or ambulance requiring access. Further traffic from 7 planned houses will only further exasperate the issue.

3. Traffic generation - increased traffic movements arising from the proposed development. Each household on average now has 2 vehicles, so this in effect will mean 14+ additional cars on the state, as well as visitors, which they have only provided 3 extra spaces for.

4. Overlooking and loss of privacy - With the planned houses and parking bays directly around our property this will invade our privacy and cause us to be overlooked as well as other properties within the estate

5. Overshadowing - I object to the overwhelmingly to the amount of houses proposed, which will overshadow the only existing green land we have to enjoy.

6. Privacy/overbearing nature of the proposal - it will affect everyone on the site due to the increased traffic on this crowded estate as well as reducing the green space available for the children to play safely on

7. Visual impact - We will lose the only section of large green land that the children use to play on, If this was to be approved then there will be very little "green" space left for our children to play on.

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8. Layout and density of buildings (over-development) I feel that the houses that we have on the estate already is sufficient and any further development with over develop the site would posses risks as detailed previously.

Our current pump station is very temperamental and breaks down a lot. it flooded the green land and children's play area last year. With the number of properties we have currently it is clearly not sufficient not including an additional 7 houses added to it.

9. Noise, nuisance and disturbance from the scheme - We have all undergone disruption from the development on the 2nd Poplars estate and we may have to all put up, once again.

10. Loss of trees - Hargreaves have already felled the only developed trees we had on the green land in the last couple of months. They did this with no consultation with any of the residents that pay maintenance for the grounds.

On the planning application Hargreaves ticked the NO box when asked, "Are there any trees or hedges on the proposed development site?" We should raise this as there were trees on the green land before they cut them down. We have photos of Hargreaves felling the trees.

This is a lie and one that needs to be challenged with them as we had a collection of lovely trees on the green land that they sadly took out. When the residents challenged them they responded by saying. Our land, we can do what we like with it.

It seems to all the residents on the estate that they have already started to get ready to build their desired houses, otherwise why did they cut the trees down?

The plans show more trees that are to be planted, but of course this again will be an additional cost to us all for the purchase and upkeep of them, when the ones we had were developed and more than adequate.

11. Risk of increased crime - Potentially a risk to everyone in the area. Building sites attract undesirables and we have had experiences before where the police have been called as thieves have targeted the building site.

12. Incorrect site plans used in submission - The plans Hargreaves have submitted are incorrect and the positioning of the current house types are incorrect

This gives an unfair representation of the number of existing residents as there are four houses shown as 3 bedroom rather than 4 bedrooms.

On the above basis I strongly object to the proposed development of this application.

[redacted]

Malcolm Luxton
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