116.

Mrs J Addison

3 The Poplars

Littlehampton

BN17 6GZ

06/08/2012

The Planning Department

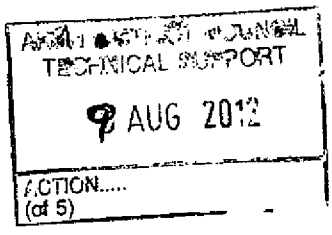
Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF.



RE: Objection to LU/182/12/ 000013308

Dears Mr P Cleveland,

I am extremely disappointed to see another request for planning permission so soon after the last rejection. I see nothing has changed to support its success. The road is still too small and parking has reached overload capacity. Hargreaves has yet to sell properties already built. I see no further demand, especially in light of plans for large housing developments in the North of the town to include lower cost houses for local families.

To build here will destroy our open outlook and play area for our children. The noise and inconvenience created will be unacceptable. local residents have already endured over 5 years of noise dust and construction traffic.

I myself moved here last year when the local searches showed no further development plans. I like the quiet of our close as I work varied hours and often sleep through the day. Noise from a construction so close will not enable me to sleep when needed and my drive to Heathrow will then not only place me but other drivers at risk due to my fatigue.

The proposed development includes houses which will have a direct outlook into the north side of my property which includes my garden my kitchen and two bedrooms over an 80% loss of privacy in my opinion.

This is purely a project for profit not demand. It will not enhance our homes, it will destroy our current ambiance. The open space we have was an essential requirement of our initial build. To provide permission to build on it not only do you show you are irresponsible to the environment and

your local constituency but that you also do not follow your own rules. To this effect please see notes on last application which was rejected only a few weeks ago, as stated above there are no significant changes to the plan and this will lead to a loss of over 1/3 of the existing open space.

PARKS AND GREEN-SPACE:

The above application for the development of 7 units is located within an area of public open space as described in LU/439/03. The open space was provided as part of a previous application for the surrounding development and was agreed together with play provision in accordance with the Council's planning policy.

The open space is thereafter subject to the Council's saved policy - Policy Area 5 (Should be GEN 20)- Protection of open space. This policy will only allow for development in open space areas by exception. The development applied for does not meet the criteria specified in the saved policy; I therefore object to the application for this reason.

In addition to your own councils comments above please note that this further development was never shown in original plans and further supports the greed of Hargreaves as mentioned above.

In addition the following comments were also made:

COUNTY ARCHAEOLOGY:

Although this is a relatively modest application for residential development in terms of scale and footprint it falls within in area of archaeological significance with known finds of prehistoric, Roman and early medieval (rare Anglo-Saxon archaeological evidence) in the immediate vicinity established from previous development over the past two decades.

In relation to this I note on the Section 106 Agreement document under statutory function and purpose that the housing be "Affordable housing for the whole of the Arun community". I would suggest that according to the design listed for the new development these are anything but affordable being of a three and four bedroom design.

In summary I could not sum it up better than the conclusion noted on the Planning application report as per the last submittal for planning permission. This I believe still stands as the proposed development will only further decrease the open space, as described below:

LOSS OF OPEN SPACE

The above permissions referred to granted consent for 43 dwellings and associated garages. This development was permitted subject to adequate open space and play facilities being provided on site, in accordance with the Councils adopted SPG on Open Space and Recreation Standards and relevant Local Plan Policy GEN20. It is considered that the construction of these dwellings would not enhance the use or appearance of the open space resulting in a large part of the open space provided for the previous development being lost as well as the visual amenity value it currently affords. Further to the loss of visual amenity value, its play value would also be diminished. No provision has been made by the applicants to address the loss of the open space nor has any compensatory open space or

improved facility been provided elsewhere. In any case it is unlikely that such a site could be provided within the locality to serve this development.

The Authority has also undertaken an Open Space, Sport and Recreation Study, published March 2009, which identified a deficiency of public open space within the district and in particular the eastern part of the district in which the proposed development is to take place. This also suggests that population growth be monitored to ensure that access to open space is maintained across all residential settlements.

In this case, as stated above the erosion of open space serving the existing development would result in the loss of available public open space in an area already identified as having a deficiency in open space provision. The development proposed would also result in the remainder of the open space not proposed for development becoming unusable with only a small strip of land between the residential properties to the south and the A259 to the north which is neither well designed nor does it provide any passive surveillance which is desirable for such areas.

OPEN SPACE PROVISION

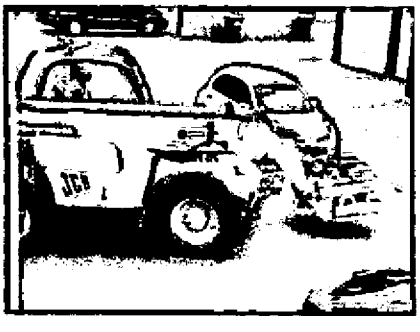
The Councils adopted SPG on Open Space and Recreation standards require that developments proposed for 7 dwellings or more provide on-site open space. Also, a commuted payment towards children's play facilities will be sought on the basis of £1000 per dwelling in order to contribute towards the additional need created by the development for play and recreation facilities. The current application makes no provision for public open space to be provided on-site, which in this case would be 403 square metres, nor is there a mechanism in place to secure a commuted sum per dwelling for contributions towards off site play and recreation facilities.

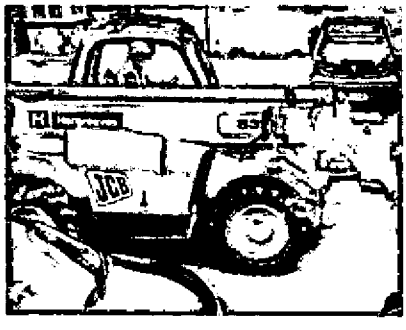
I have included photos to show the impact of just one development vehicle using our road.

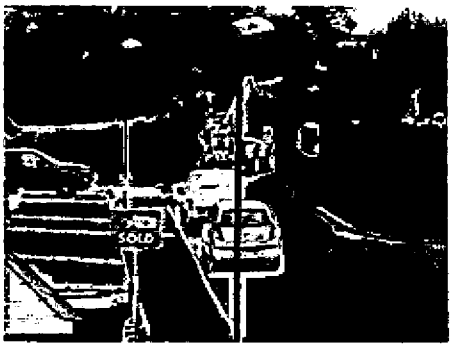
Yours sincerely

[redacted]

Mrs J Addison







These pictures were taken during the week in office hours the vehicle clearly had difficulty negotiating residents vehicles which may not be wholly apparent from visuals provided.