Mr M C Moore
27 The Poplars

bn17 6gz

Your Ref: 000013455
Our Ref: LU/182/12/ *19-07-2012*
Please ask for:
Mr P Cleveland

21st August 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4

Outline application for 7 residential units with associated garages, parking and access
Land at The Poplars Littlehampton

Thank you for your internet representation made on 20th August 2012 which has been recorded as **an objection'** with the comments as follows:

Please find below my objections to the planning application LU/182/12/□
□
Visual Amenity□
□
The proposed extra houses will affect the visual amenity of of the Poplars making the development look over crowded due to the restricted space available to build.□
□
Adequacy of parking/loading/turning□
□
The development is already over subscribed by parked vehicles making it difficult for emergency vehicles to gain access, more houses would lead to further vehicles needing access and parking.□
□
Loss of open space□
□
The open space where the proposed houses are to be built is for use for the residents as per the original planning application. The open space is provided for children to use in safety, the loss of this space will force children back onto the developments roads at an increased risk with the extra traffic caused by the proposed new homes.□
Hargreaves marketed my house and others on the development, using the open space as a sales pitch.□
□
Previous planning application□
□
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.□

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permisison to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration