

MRS JULIA GENG
42 Faulkner Gardens
Wick
LITTLEHAMPTON
West Sussex
BN17 6GS

Your Ref: OWPC12089
Our Ref: LU/201/16/RES 26-07-2016
Please ask for:
David Innes

17th January 2017

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent LU/229/10/ for appearance, landscaping, layout & scale for 85 No. dwellings
Windroos Nursery Worthing Road Littlehampton

Thank you for your internet representation made on 16th January 2017 which has been recorded as '**an objection**' with the comments as follows:

Since it has come to my attention that planning application changes have been submitted in relation to a proposed residential development at Windroos Nursery, Littlehampton (LU/201/16/RES), I herein submit the following objections.

I understand that following the planning committee objection as detailed in the letter dated 26th August 2016 that some alternative site layout concepts (Master Plan Concepts) have been submitted on 10th November 2016.

The original application (LU/229/10) was formally approved for outline planning permission on 28th September 2011 and those plans did not include a road link to Faulkner Gardens in the Elysian Fields at Eden Park development to the west of Windroos Nursery.

I object strongly to the vehicle access being proposed in the document titled 'Master Plan Concepts' which include the proposal of linking the Windroos Nursery development to the road named Faulkner Gardens.

Faulkner Gardens has always since its inception been a narrow residential road looping off of Oliver Acre and not providing a destination other than to and from the properties located in this road. Faulkner Gardens is a densely populated residential road with many multi occupancy family properties fully lining both sides of the street. There is already an issue with lack of capacity for on street parking, as is the case on the Eden Park development in general which has been raised on numerous occasions at our residents association meetings along with Fire Service access implications. All three junctions which as yet have no actual junction markings and are 90 degree turns involve traffic needing to voluntarily stop to negotiate manouvres which are often hampered by reduced visibility from parked cars. Due to a lack of pavements in various locations and inappropriate parking on pavements it is not uncommon to see pedestrians using the road as a substitute for a pavement. Faulkner Gardens is already a busy pedestrian and cycle route due to the public footpath / cycle way access to the south of Faulkner Gardens linking to the pavement and cycle route adjacent to the A259. Due to the narrow width of Faulkner Gardens negotiating any of the three junctions around this road can see vehicles turning wide since the width is barely that of two vehicles. Changing the purpose of Faulkner Gardens into a through road to the Windroos Nursery development opens up huge potential for growth in vehicle use on a road that was never designed to carry such volume of traffic. Any such link road joining to Faulkner Gardens would open access to an estimate in excess of 600 homes within the Eden Park development including other

properties accessible via Toddington Lane and possibly beyond, dependant upon implementation of the Lyminster Railway crossing closure. Any increase in traffic would have an impact on possible pedestrian/cyclist accidents, vehicle damage, noise and CO2 pollution where many homes front directly onto the road without a garden to set them away from this. Faulkner Gardens has very little in the way of visitor or trades parking so often with the rise of internet shopping and grocery deliveries such stops involve blocking the flow of traffic and is another such example of the impracticalities / increased dangers from reduced visibility for other road users of increasing traffic on such a road as this.

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 to 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 will 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 permission 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
Director Planning & Economic Regeneration