Debbie Johnson

From:	Dave Spring [redacted]
Sent:	23 March 2015 18:46
To:	Planning
Subject:	Planning Application ref - AWDM/0159/15
Attachments:	img037.pdf

F.A.O MATTHEW PORTER

Dear Matthew,

Please find enclosed my comments on the planning application referred to above. I realise that I am rather late with this email but I hope that you can include my thoughts on the subject. I am within date - just!

If you require the top copy for your files, please send me an email and they can be posted to you.

Kind Regards,

David Spring.

Click here to report this email as spam.

DJ & LA Spring
41 Hawkins Crescent
BN43 6TN

Dear Matthew Porter

Your ref:- AWDM/0159/15
Land between 3 – 4 Holmbush Close, Shoreham by Sea, West Sussex

We both object to the planning proposals for the 'Change of use - land into domestic curtilage, construction of a garden shed/storage and wooden fence'. Please note that this description by Adur DC itself is a travesty.

- **Domestic Curtilage** – the land will not be occupied for domestic use but rather used as a storage yard to support a gardening business.
- **Construction of a Garden Shed** – The storage unit is shown as 6 X 4 metres in plan view with a 2-metre wide double-door entrance. It is obviously a proposed workshop and will house some of the paraphernalia associated with the gardening business run by the applicant.
- **Wooden Fence** – a close boarded fence, 2 metres high has been proposed across the whole of the side of the site directly adjacent to the footpath. This is to protect the rest of the paraphernalia associated with the gardening business that will be stored externally. This is not in keeping with the remainder of the properties in the Close as they all have open plan frontages with no street-side fencing. In fact, it might even be on their respective deeds, we are not sure.

No doubt this site would become a 'Delivery Point' for materials associated with the gardening business. In your notification letter you state that you will only take into consideration comments which relate to the application shown at the end of your letter. Well, here goes:-

1. **Planning policies** - May I remind the planning committee of some of their own Terms of Reference published on the Adur DC Website, and the two local plans that are published?

    - **Planning Committee's Terms of Reference**

        - 20 - Power to require the proper maintenance of land.
        - 36 - To exercise the Council's powers and duties in relation to the preservation of trees.

    - **Adur District Local Plan (1996)** – This plan is still in place, as the Adur Local Plan (2014) has not yet superseded it.

        - **Section 6.4 of the 1996 plan states** 'within the built-up areas, there are many small sites which are of importance from a nature conservation point of view. Indeed, because these sites are located within a predominantly urban environment, they are valuable in enabling local people to experience some of the pleasures of the countryside close to home. They are of particular importance in helping children to obtain a greater awareness of the local environment.'

- **Adur Local Plan (2014)** – This plan is the emerging plan due to be adopted by the Council

    - **Section 4.90 of the 2014 plan** quotes the Government's White Paper 'The Natural Choice: Securing the Value of Nature17' defines Green Infrastructure (GI) as the following. "Green Infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands. Green Infrastructure is also relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification.

2. **Previous decisions** – This parcel of land has already been the subject of a domestic development-planning refusal by the Adur DC.

3. **Highway safety, traffic and parking** – Presumably there will be a 'Drop Kerb' requirement made to the WSCC Highways in respect of access to the proposed hard standing shown on the plan. Despite Holmbush Close only consisting of 16 properties, every school day there can be as many as 10 extra cars parked in the close. This causes problems for the Adur DC refuse collections and the Adur DC road sweeping operations and no doubt would cause problems for potential deliveries to the site in question. *Please note – today 23/03/2015 the refuse collection vehicle could not service all of the properties in the Close due to car parking difficulties – this without a delivery point in operation.*

4. **Noise, disturbance, traffic and smells** – At the moment this site produces no noise, disturbance, traffic or smells and any development would produce some or all of these effects.

5. **Design, appearance, materials, character** – The original design of the Holmbush Close development was to leave two strategic gaps for future development into the land now occupied by the Tesco site and the horse fields to the north of the Close. This means that for the last 20 years all of the local residents have become use to the open space between no's 3 and 4. We believe that any development of this land would be of great detriment to the local area.

6. **Overlooking, loss of privacy and light** – The site is overlooked by our bungalow from the rear and some of our garden.

7. **Effect on Trees** – The trees on the site were planted by the Tesco developer to act as a screen between the Marks and Spencer store and the Close. Many of them are subject to a T.P.O. and this order must be upheld.

8. **Effect on Listed Building and Conservation Areas** – not applicable.

Yours sincerely

[redacted]

David Spring 23 March 2015

Lynda Spring 23 March 2015

[redacted]