

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 January 2020 12:08
To: Planning Scanning
Subject: FW: Planning Application BN66/19/PL

-----Original Message-----

From: Maria Tomalova [REDACTED]
Sent: 09 January 2020 11:54
To: Planning.Responses [REDACTED]
Subject: FW: Planning Application BN66/19/PL

[REDACTED]

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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-----Original Message-----

From: Angela Jolliffe <[REDACTED]>
Sent: 09 January 2020 02:03
To: Maria Tomalova <[REDACTED]>
Cc: Neil Crowther <[REDACTED]>
Subject: Planning Application BN66/19/PL

Dear Maria,

I write to you with comments regarding the letter from Smith Simmons and Partners, uploaded onto the planning portal on the 11th November 2019 in response to planning objections.

Firstly, the Arun Place Development Site Plan submitted - 10.017 05 U is not the final site plan for the Croudace Development and is therefore incorrect.

Secondly, following discussions with Croudace Homes regarding the sewerage arrangements for their development, they have informed us that our sewerage system comprise of a stepped gravity system that drains into a Holding Tank (situated where the sewerage treatment plant was originally proposed) which is directly below the proposed Seaward Development Site. The sewerage is then discharged into the main sewer at intervals. Therefore, as resident of the original Croudace Development we fail to see how this application can proceed.

We are also informed there is High Voltage Electrical Cable supplying the original development which passes under the land of the proposed development by Seaward.

Regarding their response to "Other 3rd Party and Parish Comments" I would like to make the following points:-

1) Whilst the Seaward Site was not conveyed to the Management Company, there is a question as to whether the transfer back to Seaward constitutes a "Significant Land Transaction"? In addition, the proposed site is bounded by Private Roads under Estate control. Therefore there is, as far as residents are concerned, no Legal Road Access to the site. This contradicts Smith Simmons and Partners claim that there is no Highways reason for objection. With regards to parking provisions for the proposed dwellings, No Parking is permitted on the Estate Roads as all residents have a Legal right, TP1, to full and unobstructed Access to all Roads, footpaths and green areas on the

estate. The Estate roads are, mostly, only wide enough for traffic to flow in one direction at a time. Whilst the application provides for the provision of 2 vehicle spaces for each plot, most households have 2 vehicles. This therefore raises the question of where visitors to the proposed dwellings will park? The proposed development does not cater for visitor parking.

iii) Regarding the agents comments on the NPPF, the Land has been used as green amenity Land for the last 3 years. The Croudace Site was not transferred to the Management Company until 6th November 2019, well over 2 years after the sale of the last Plot and therefore residents have been using the proposed development land as green amenity land. I note the "Greenspace" objection on your Portal. Numerous developments within 3 miles of the proposed Seaward Development have been built, are in planning and are proposed for years to come. Taylor Wimpy, Crayfern, Redrow and Carla Homes (350) to name a few. There are also new build properties within 2-3 miles of the site that are unsold. There is also the Local Plan for over 2000 homes between Eastergate and Shripney along with the A29 realignment proposal. I therefore do not consider 3 homes to be relevant to the NPPF.

I would respectfully request that all the aforementioned comments are taken into consideration when deciding on the proposed development.

Kind Regards
Angela Jolliffe

Sent from my iPad