EAST PRESTON PARISH COUNCIL

Mrs Anita Gardner
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF

16th July 2014

Dear Mrs Gardner,

Re: Planning Application EP/80/14/PL – 60 & 62 Sea Lane

The Planning Committee of this council considered this Application at its meeting on 16th July 2014 amid notable public concern and interest.

The committee agreed unanimously to raise the following objections to this Application:

Out of keeping – There are no genuine semi-detached properties in Sea Lane, East Preston. Therefore these two pairs of semi-detached properties will be completely out of keeping with the streetscene, and have a detrimental impact upon the appearance of the locality, contrary to GEN7 and DEV19 of the current Arun District Local Plan.

Density – The increased density of the properties on these plots is tantamount to overdevelopment within this part of East Preston.

Paragraph 4.13 of East Preston's emerging Neighbourhood Plan says density of new development "should be closely related to the present density". The committee does not feel the density of the proposed development meets this objective with regard to most of Sea Lane.

Car-parking – the council is concerned that the parking provided for the four properties is insufficient for the number of cars that four four-bedroomed properties could generate. Each of these four semi-detached units could sleep seven people as standard, meaning a potential total occupation of 28 people. The approved Planning Permission (EP/111/12) of these two plots – two five-double-bedroom houses – has a potential standard total occupation of just 20 people. 28 people will likely generate more cars to be parked and more traffic movements in this area than the original 20 people.

Owing to the design of the shared driveway up to the garage units 2 and 3 realistically only have parking space for two cars each (one each in the garage and one each

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immediately in front of the garage).

Paragraphs 4.20 and 4.21 of East Preston's emerging Neighbourhood Plan refer to parking standards and provision, and the committee feels the parking arrangements in the proposal are contrary to emerging Neighbourhood Plan.

This is also contrary to the design guidelines of the East Preston Village Design Statement which states that development should provide "adequate car parking at the rear or side of new developments, not in front gardens, and avoid on-road parking" – the council is concerned overspill parking will be forced to park on the road, and that due to the layout of this stretch of Sea Lane this will be in front of other residents' houses. Visibility exiting some properties in Sea Lane is already poor.

Drainage – following two flood events in Sea Lane in 2012, this council is now wary of the impact that new development will have on surface water drainage in East Preston, particularly in the area of Sea Lane and The Ridings. Ever-increasing development is reducing natural drainage across the area. In response to Planning Application EP/111/12 for this same site, Paul Cann (ADC Senior Engineer – Drainage & Coastal) expressed his concerns in an email dated 30th April 2013. We wish to underline our support for this email.

East Preston Parish Council asks if Planning Permission is granted a similar Condition is applied as Condition 4 applied to EP/111/12.

Poor design – Along the lines of the above objections, the National Planning Policy Framework allows Planning Authorities to refuse Planning Permission to buildings considered to be poorly designed as they have not been designed to complement the surrounding properties.

Construction traffic – the council understands it is unlikely Arun District Council would apply any conditions relating to the construction traffic, but the committee felt it important that concerns should still be stated in writing. The committee is concerned the site is adjacent to a central reservation, and that this could lead to increased danger in these areas for local residents, for contractors and most importantly, for emergency vehicles.

For these reasons, East Preston Parish Council asks that Arun District Council REFUSES Planning Permission for this Application.

Three photographs from Sea Lane are attached.

Yours sincerely,

[redacted]

Simon Cross – **Clerk to the Council**







A. Three photographs looking south down Sea Lane. Site is behind the newer fencing. Council is concerned about construction traffic and emergency vehicle access during the construction period. Council is also concerned that insufficient on-site parking will lead to cars parking on street, but due to the road layout those cars will not park in front of the new properties but outside other properties further up Sea Lane, giving existing residents increased problems with exiting their driveways safely.