



Littlehampton Town Council
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Your Ref: OWPC3655
Our Ref: LU/223/14/PL
Please ask for:
Simon Davis

4th September 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for erection of 8No houses and associated parking, hard and soft landscaping, on an existing parking court
Land north of 52-67 Greenfields Littlehampton

Thank you for your internet comments made on 3rd September 2014 which has been recorded as **'an objection'** with the comments as follows:

The Town Council's Planning and Transportation Committee considered planning applications LU/221/14/PL, LU/222/14/PL, LU/223/14/PL, LU/224/14/PL and LU/227/14/PL at their meeting held on 26th August 2014.

Given that the applications formed part of five individual proposals for the construction of a number of affordable homes in the Joyce Close and Greenfield areas of Littlehampton, the Committee considered that they would have a significant cumulative impact on the area. In view of the close proximity of the sites, Members felt that in order to understand this cumulative impact, it was more appropriate that the plans be assessed collectively, although comments on the individual applications were also considered. The following comments therefore apply individually to each application.

The Committee was strongly of the view that the proposals constituted an overdevelopment of the Joyce Close and Greenfields areas as they would increase the overall density levels on the estate. It was felt that by cramming as much housing as possible on to the individual sites, the District Council was behaving in a manner contrary to its own housing policies which advocate the growth of housing which is "designed to consider wider economic, environmental and social regeneration ambitions including developing the right mix of housing to meet existing and future needs and prevent social polarisation", as set out in the Policy document "Raise the Roof". Far from delivering "an improvement in the quality of life for residents living in the most disadvantaged areas of the district", the proposed housing would encroach upon verges and embankments in the area. Noting that major roads such as the A259 were expected to expand, the Committee considered that the impact that this would have on the residential amenity of both the current and new residents was especially of concern. A factor that was recognised in the Noise Assessment, which stated that the area was already subject to reasonably high levels of noise emanating from the nearby A259. Members also noted that the level of noise was unacceptable on some sites under current World Health Organisation guidelines.

Members also questioned the observation that there was sufficient proposed onsite

parking to cater for the increased demand generated by the new development. Based on their knowledge of the area, Members considered that parking in the area was already fully utilised and that the proposed development would exacerbate the problem as the proposed new off street parking was not as accessible to existing residents as the current parking. It was also thought that the assessment of parking survey had been undertaken at an unrepresentative time. Furthermore it was noted that green space and hard standing would have to be sacrificed to provide parking adding to the overall cramming of housing. Overall, it was thought that if anyone other than the District Council had submitted these plans, they would not be acceptable as they fail to deliver the balanced and sustainable communities envisaged in the District Council's Policy document "Raise the Roof". The Committee was unanimous in its opposition to each of the proposals and objected to the planning applications on the grounds that they constitute an over development of the area, would have a detrimental impact on the residential amenity of neighbouring properties and the insufficient and inappropriate siting of parking provision.

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 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

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a long horizontal flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration