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Littlehampton Town Council
Mr P Herbert
Manor House
Church Street
Littlehampton, W Sussex
BN17 5EW

Your Ref: OWPC3656
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:

In addition, the Town Council wishes to draw the Planning Authority's attention to the following points:-
Parking
'Based on observed onsite parking there is sufficient proposed onsite parking to cater for the existing demand and the new development demand combined.'
Comments:
- The estimated parking on each site are based on conclusions from one parking needs survey carried out the week before Christmas 2013 that on street parking could be reduced.
- No displaced parking due to development will occur based either on full current onsite capacity or observed levels (LU/223/14)
- New offsite parking uses the green strip/verge to edge of Greenfields (LU/227/14)
- The proposed new offsite parking is not as accessible to residents of existing housing as the current parking.
- For the new houses that are facing northwards access to parking for shopping etc. is very poor
Soil Infiltration Testing
'The infiltration testing across the sites has shown variable but overall poor results. Best values were seen at shallow level at the east of the investigation area' (LU/221/14 & LU/222/14)
'At this site it was not possible for the water to fall below the 25% fill depth (within the BRE guidance) in TP3B and TP4B within the time available and as such only fall levels to between 39% and 44% were recorded' (LU/224/14, LU/223/14 & LU/222/14)
Comments:
- The infiltration testing of sites LU/221/14 & LU/222/14 showed the best results but these were still not good. Is it appropriate to build more houses if this is a problem?
- It appears that at sites LU/224/14, LU/223/14 & LU/222/14, in spite of renewed testing are showing very slow land drainage. Is it appropriate to build more houses if this is a

problem?
Ecology Study
Comments:
- This was a desktop study that assessed within a radius of 1km of the site so included West Bank. The basis of the analysis is questioned as it relies on a comparison between two distinct areas - Wick and the West Bank.
- A more relevant study might be to see how they could improve the existing ecology as there has been very little done to protect existing green spaces
Technical Note - Transportation
Comments:
- Each site has been assessed separately which for a number of dwellings which do not require a formal Transport Assessment. It is unclear if the applications have been assessed collectively
- The report concludes that 'the site layout allows sufficient room for refuse and service vehicles to negotiate'. The 'swept path analysis' is very tight to the new parking bays and would block access to new housing
Noise Assessment
'The sites are subject to reasonably high levels of noise emanating from the nearby A259' - The majority of amenity areas will be subjected to levels of noise that would be unacceptable under WHO guidelines.'
Comments:
- These conclusions particularly affect houses that face towards the north and have very small front gardens

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 permisison 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
Assistant Director Planning & Economic Regeneration