

Adam Churcher
20 Mill Lane

Littlehampton
BN17 7PH

Your Ref: OWPC25335
Our Ref: LU/305/19/RES 08-10-2019
Please ask for:
Michael Eastham

20th December 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application for Reserved Matters following outline permission LU/47/11 for 45 dwellings
- this application may affect the setting of a Listed Building - This is a re-submission of
LU/379/18/RES

Parcel A2/B6 Hampton Park Toddington Lane Littlehampton

Thank you for your internet representation made on 18th December 2019 which has been recorded as '**an objection**' with the comments as follows:

Further to submission of application LU/305/19/RES I have viewed the revised documentation and plans submitted and whilst a reduction in plots is welcomed there remain significant inaccuracies within the structural drawings that could have substantial impact on the existing properties of 19&20 Mill Lane.

I would OBJECT to the reserved matters on this application until the points made below are addressed.

- All submitted documents produced by Banners Gate omit properties 19 & 20 Mill Lane from their plans.

- It is not possible to see how the civil and structural engineers (Banners Gate) have assessed the impact of the new proposed dwellings on the existing properties adjacent.

- There has been no adjustment to the levels following the withdrawal of application LU/379/18 which would result in the new dwellings overlooking properties 19& 20 Mill Lane

- The documents 'general engineering plan and Contours and Chainages plan' show a significant difference in external ground levels between the existing properties at 19 and 20 Mill lane and the adjacent new plots 7, 9 and 10.

- If the ground levels are not adjusted, plot 10 would sit a minimum of 1.3 meters above the adjacent properties 19&20 of Mill Lane, with significant concerns for boundary conditions, privacy, right to light and security

- If these levels are to be put in place as shown, it would require a significant retaining element (approximately 2.5m in height) constructed on our boundary to achieve such a drastic level change. Assuming there will be fencing at this point to the rear of plots 7, 9 and 10 there will be a 4m high boundary condition separating our properties before the inclusion of new trees and other landscaping. Using the documents provided, trees in this location are estimated to be a minimum of 3.5m high.

- There is a significant change in the categorisation of the trees between the landscape layouts in applications LU/379/18 (LA300 Revision D) to LU/305/19 (LA300 Revision L).

- 12 category B trees adjacent to Toddington Lane have been re-classified as Category U, for removal. Most significantly the large tree residing at the east of 20 Mill Lane which is a dominant and/or principal tree within the road and has particular visual importance and landscape features for the residents.

Kind Regards

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning