



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

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC20904
Our Ref: LU/330/18/PL
Please ask for:
Mrs A Gardner

17th December 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing buildings & the erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure

Land South Of Cornfield Close Littlehampton

Thank you for your internet comments made on 14th December 2018 which has been recorded as **'an objection'** with the comments as follows:

This application was considered by the Town Council's Planning and Transportation Committee at their meeting held on Monday 10th December 2018. The Committee object to the proposals on the following grounds.

The application is contrary to Policy TOU DM1 of the Arun Local Plan which states 'change of use of camping and caravan sites to other uses, including permanent residential use, will NOT be permitted, unless the site is allocated for other development in the Local Plan'. The site is clearly marked on Policy Map One of the Arun Local Plan as a 'caravan site'. The site is also not allocated for residential use in the Local Plan nor the Neighbourhood Plan. There is no other campsite in Littlehampton.

In addition, the Committee have concerns regarding the following aspects of the application.

(1) the proposal 'not to remove contamination but reduce identified risk to an acceptable level' needs careful examination by an expert. Previous use as landfill has identified gas underground in the submitted reports.

(2) the proposal to connect foul water sewage to an existing connection in Cornfield Close needs careful consultation with Southern Water given the fact that the site is not allocated for development in the Local Plan and they will not have planned for it.

(3) Careful consideration needs to be given as to how exit and access to the A259 fits into the plans being implemented next year to widen it and install a roundabout at Highdown Drive to accommodate the Fitzalan Link Road.

(4) Consideration needs to be given to protecting the flow of traffic in Cornfield Close for existing residents and access to the School as well as protecting existing parking spaces for residents and visitors to Cornfield Close.

(5) Consideration needs to be given to whether new residents at this development will be able to access a GP and Schools and S106 monies obtained appropriately.

(6) The roads, pavements and public open space should be constructed to a standard to allow them to be adopted by the Local Authority. Whilst open space was proposed, this did not include recreational play facilities. In view of the proximity of the development to other housing estates, it was judged that consideration needed to be given to introducing

provision within the plans or compensation to make improvements to the neighbouring recreational areas.

(7) If approved, given that the application site is not allocated for housing in the Local Plan, the 77 units should count towards the additional allocation being given to Littlehampton as part of the small sites allocation in the Local Plan.

(8) Regarding the affordable housing proposals, the Committee endorsed the comments of the District Council's Housing Strategy Team regarding tenure and the proportion of three bed homes proposed in relation to the projected needs of the area. The application lacked a detailed breakdown needs to be provided of how each unit of the 30% of the 77 to be declared affordable qualifies under that definition. With this in mind, it was considered that the proposed number of affordable homes proposed should be increased and that mixture of housing needed to be reviewed.

(9) Assurance needs to be provided that appropriate protection is given to planning officers to assess the application independently without pressure given that (a) it is a site under offer in the possession of the District Council (b) the final price paid is dependent on the consent given and the obligations contained within.

(10) Should the application be approved, the Town Council would want to be included in discussions regarding the terms of the Section 106 Development Agreement.

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



Neil Crowther
Group Head of Planning