

Derrick Chester
'Bramaer', Worthing Road, Littlehampton

BN17 6JN

Your Ref: OWPC20907
Our Ref: LU/330/18/PL 19-11-2018
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 representation made on 15th December 2018 which has been recorded as '**an objection**' with the comments as follows:

As the Town Councillor for the application site I register the following objection as outlined below. At the Town Council Planning and Transportation Committee on Monday 10th December this form of words was unanimously supported, with some additional comments from other Cllrs. I am sure that you will receive the official representation shortly. In addition I visited the site for a second time on Saturday 15th December and there was still no site notice on display despite my previous representation on the matter.

OBJECT to the application as being 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.

I have additional concerns about 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. Blockage the the access of Cornfield Close could occur by traffic queuing to exit the site onto the A259 and difficulty could be cause for existing residents parking overspills from the proposed development into 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.

(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) 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.

(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 Arun (b) the final price paid to Arun is dependent on the consent given and the obligations contained within.

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