

Mr P and Mrs V Perella
Glenvilla
Old Mead Road
Littlehampton
West Sussex
BN17 7PU

Your Ref: OWPC16747
Our Ref: LU/376/17/OUT 14-11-2017
Please ask for:
Mrs A Gardner

2nd January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for demolition of a bungalow & outbuildings & erection of up to 25 No. dwellings of which 30% will be affordable, with associated open space. Departure from the Development Plan.

The Bungalow Southdown Nursery Old Mead Road Littlehampton

Thank you for your internet representation made on 27th December 2017 which has been recorded as '**an objection**' with the comments as follows:

We have the following concerns about the application PART 1

1 Our house and nursery, Genvilla lies on the West Boundary of SouthDown Nursery but is often not referred to in the application.

2 Old Mead Road is a private road which is irregularly repaired, the current traffic conditions already cause disrepairs such as pot holes. The additional traffic would only cause further damage. As referred to in application LU/278/90 "Old Mead Road is unsatisfactory for development for all extra traffic and being a private road that never gets repaired", was a given reason for refusal on a previous application by the same applicant. There has been nothing done to the network of this road since. No suggestions have been put forward on how the road would be kept to a satisfactory standard.

3 The land in question is known to flood after 1 day of rain. The standard drainage into the Black Ditch already causes flooding, additional properties would only aggravate further flooding of the Black Ditch. We raise concern for the new properties/static caravans and their upkeep as their additional drainage would only cause potential for the Black Ditch to flood, unless a new drainage system is put into place.

4 Southdown Nursery ceased trading because the land in question was claimed to be polluted due to contamination of the landfill site which was previously situated to the West of the property.

5 Further to Point 4, serious concerns are raised if this development goes ahead of toxic fumes escaping from the former land filled site. This was also a reason for rejection in planning LU/151/94 under reason 9 'The site lies in close proximity to a former landfill area and the applicant has not demonstrated to the Local Planning Authority that the proposed development can be undertaken without a significant risk of contamination and pollution occurring.' This application was about a half a mile East of the site in question and the former land filled site

There is no plans in place ref of our Right of Way (ROW) which crosses from East to West on the South side of the applicant site There is also a bore hole situated on the South of the Bungalow, next to the ROW, this serves water to Glenvilla Nursery. In addition, an electricity pole is situated in that location which is low and for development would need to be raised for the construction. We also have pipes from the Bore Hole to our Nursery, it has not been discussed how this would affect us and our supply of water. The ROW shown on the application shows an entrance to the site for the mobile home crossing over the existing ROW, it has not been discussed how this will affect our use of the ROW during and what would happen post development. In addition, the applicant is showing land which is owned by the local farmer, which we have right to drive over as Old Mead

Road, when in fact Old Mead Road, finishes at the South East boundary of the ROW and only has an existing 10ft gate into the 10ft ROW access and to the entrance to The Bungalow. The land title for The Bungalow is a different Land Title to the one in question put forward for planning, we would raise the question as to whether the two land titles would be merged into one. The interference caused to our ROW will be breaking the terms of our covenant. If you do decide to permit this development I would like your assurances that my Right of Way to and fro across Old Mead Road be kept clear at all time and has no adverse effects on my property will be suffered as a result of your decision.

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