

Our Ref: CEB

Mrs Anita Gardener

Land Agents and Agricultural Valuers
Estate Management
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Planning
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By email only

8th February 2018

Dear Anita

Planning Application Reference LU/376/17/OUT
Land to west of Thornlea Park, Old Mead Road, Littlehampton

As the consultation period for the above planning application has ended I thought it would be helpful to provide a response to the main comments that have been made.

Foul Drainage

Southern Water has commented that additional local infrastructure will be required to service the proposed development. This will necessitate the submission of an application under Section 98 of the Water Industry Act and a contribution to provide capacity is likely to be required. The applicant is happy to accept the suggested condition requiring the submission of further information to address this.

Pollution

A number of local residents have commented on the proximity of the application site to a former landfill site and the possibility of the site now being contaminated. This relates to the land to the east which was used for tipping in the 1970s. The application site itself did not form part of the landfill site which has since been redeveloped (permission ref LU/231/17/PL) and was subject to a condition requiring the submission of a remediation strategy if contamination was found. Presumably no contamination was found as no further information has been submitted and the development is now complete.

There is therefore no evidence to suggest the area is affected by contamination.

The Environmental Health Officer has suggested imposing a standard condition on any planning permission requiring further investigation to be carried out prior to the commencement of development. The applicant is happy to take a precautionary approach and accept such a condition

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Noise and Amenity

The Environmental Health Officer has suggested a number of conditions be attached to any planning permission to protect existing residents and occupants of the development from noise. Whilst the site is not within close proximity to sources of significant noise, and many of the comments relate to matters covered by Building Regulations or matters that will be covered by a CEMP, if felt appropriate the applicant is willing to accept the suggested conditions.

Ecology

The Council's Ecology Advisor has requested a 5 metre buffer be provided to protect water voles using the black ditch. Whilst the applicant's Ecologist has recommended a 3 metre buffer be provided based on what she observed on site, there is nevertheless ample space to accommodate a larger buffer if required whilst maintaining adequate open space to serve the development.

Could we please request that the habitat management plan be the subject of a pre-commencement condition. This will also set out measures to ensure the site remains unsuitable for reptiles as per the Ecology Advisor's request.

The response also refers to hedgerows, however please note there are no hedgerows on this site only trees all of which will be retained.

Traffic and Highways

A number of residents have commented on the condition of the existing road. Whilst the current planning application cannot address pre-existing issues, the residents of the new development would be equally responsible for the upkeep of the road alongside existing residents.

Further, a few residents have commented that it can often be difficult to turn out of Old Mead Road on to the Lyminster Road due to heavy traffic. Whilst Lyminster Road can be busy at peak times, the now consented Lyminster Bypass will significantly reduce traffic in the immediate area.

We also confirm that the indicative layout plan has been designed to allow for the right of access enjoyed by the owners of Glenvilla to be maintained at all times.

I look forward to discussing the application with you once you have considered our response.

Kind regards

Yours sincerely



Clare Bartlett MRTPI PIEMA
Partner – Planning & Development