

Pietro and Valerie Perella
Glenvilla
Old Mead Road
Wick, Littlehampton
West Sussex
BN17 7PU

Your Ref: OWPC26181
Our Ref: LU/48/20/PL 19-02-2020
Please ask for:
Mrs A Gardner

25th March 2020

Dear Sir/Madam

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

Demolition of 1 No. bungalow & outbuildings & erection of 22 No. dwellings with associated parking & open space. This application is a Departure from the Development Plan.

Southdown Nursery Old Mead Road Littlehampton

Thank you for your internet representation made on 25th March 2020 which has been recorded as '**an objection**' with the comments as follows:

We strongly object to the application for the following reasons:

Part 1

1 Old Mead Road is a private road which is irregularly repaired, the current traffic conditions already cause disrepairs such as potholes. 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 for the same land. 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.

2 Southdown Nursery ceased trading because the land in question was claimed to be polluted, by the present landowner, due to contamination from the landfill site which was previously situated to the West of the property. But on this application, it states no contamination of the land, which contradicts the owner's original statement to be able to cease trading.

3 Serious concerns are raised if development goes ahead of toxic fumes escaping from the landfill site which was one reason for refusal of 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.' . The said application was miles east of the site in question and a former Landfill site, this application is adjoining the former landfill site so even more of a risk of contamination and pollution occurring.

4 The designs of these houses/flats are completely out of character with the area and would be an eye sore. Furthermore, as these would be 3 storeys tall buildings, this would overshadow Glenvilla by restricting light (an objection to the previous application).

5 One of our greatest concerns is that these plans do not accurately portray the land so cannot be taken as a true representation. Firstly, there is no mention of the existing borehole that supplies water to Glenvilla Nursery, there is no mention of this in the application. The borehole and existing electricity pole are part of the 1971 Conveyance. This states Glenvilla Nursery has the right to use of the borehole to supply water to the property. According to these plans, Properties 1-8 would be situated over this borehole and the pipes through to Glenvilla and no mention of what action would be taken to ensure Glenvilla still has full access to both is made.

6 Further to the above point, Old Mead Road finishes at the entrance of Southdown Nursery and does not continue along our Right of Way as shown on these plans. Also this is only a 10ft strip of land and anyone parking on it will be in breach of the ROW

agreement, no legal parking is allowed on this, this is a great concern as it will block our access into and out of our property.

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