

Pete Buckley
Copperfields, 6, Old Mead Road
Littlehampton
BN17 7PU

Your Ref: OWPC26223
Our Ref: LU/48/20/PL 19-02-2020
Please ask for:
Mrs A Gardner

31st 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 30th March 2020 which has been recorded as '**an objection**' with the comments as follows:

We strongly object to the application for the following reasons:

1. Old Mead Road is a private road, part of which is repaired at the cost of owners of houses in Old Mead Road (including mine) " bearing a fair proportion according to user of the cost of the repair and upkeep of the same" .

This road is not suitable for the amount and type of traffic already using it. Since the building of my property and the above covenant being added the relatively large housing estate has been built further down Old Mead Road. Obviously creating further vehicular traffic. Since then various permissions have been granted for the building of large storage units for caravans/mobile homes and larger site office- involving movements of these units, together with substantial vehicles to tow them up and down the road.

Old Mead House is in the process of putting 7 mobile houses on the front of the property - additional vehicles will require access to and from these units.

Application was granted for Torri Nurseries to locate a further 14 mobile units on their property - again resulting in more vehicular traffic up and down Old Mead Road.

Old Mead Road was initially built to service a small number of houses and never intended for such large numbers of vehicles or heavy vehicles of any number. There is no proper road drainage and following the least amount of rain it floods and overflows down driveways. There is no proper pedestrian pathway along the length of Old Mead Road, which is already a considerable danger to pedestrians with current traffic levels.

The street lighting along the road is poor and non existent in parts.

If you were to grant permission for this development there would be at least another 44 vehicles using this road, contributing to further damage to the road and increasing the danger to road users.

2. In addition to the above, what access would there be to site as Old Mead Road could certainly not cope with heavy goods vehicles and construction vehicles using it without considerable damage being caused to the road. Who would pay for this and who would ensure the road was returned to its previous state of repair? The road is only just wide enough for two saloon cars to pass certainly not HGV's or construction vehicles without being a danger to pedestrians and other road users.

3. What are the drainage plans for the intended development? The land is situated on a flood plain and susceptible to flooding. It is also there to provide a level of flood defence to houses in Old Mead Road. The replacement of this flood plain with cement etc will lead to more flooding in the area. Houses in this area are not connected to the mains sewerage system. Where will the additional sewage and rainwater go from this development?

4. The design of these houses is not in keeping with the existing houses in the area and

completely out of character.

5. The site is adjacent to a previous landfill site and we have serious concerns that any disturbance of the land may result in the release of toxic fumes and/or the water course.

6. Access onto the Lyminster Road from Old Mead Road is already very difficult, especially when turning right towards LITTLEHAMPTON. The addition of further traffic onto this road will only increase the problem and increase risk of accidents. We firmly OBJECT to this development for the above reasons.

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