

From: **Chair Becket_Residents**
Date: Tue, 5 Aug 2025 at 16:56
Subject: FAO Jo Morin AWD/0873/25
To: <planning@adur-worthing.gov.uk>

To Jo,

Ref: AWD/0873/25 - Demolition of existing workshop buildings to the rear (South) of 1 Becket Buildings to develop four 1-bedroom dwelling houses.

It was recently brought to the attention of the Becket Resident's Association that further development is planned on the site behind Becket Buildings.

In compiling this response to the above planning application the Becket Residents Association have worked in collaboration with our 196 residential members in ensuring that we cover all of the concerns held by the families in our area.

We as Becket Resident's Association unilaterally object to this planning application on the following grounds: We view the site as being very small for the proposed 4 double-bedroom dwellings. Access to build here would be very disruptive to the businesses on Littlehampton Road as well as the residential properties (mainly Becket Buildings) that back onto the site. Planning permission has already been granted for 3 dwellings on the site (AWD/0081/23) and we consider 4 additional dwellings as gross over development for the following reasons:

- There is no provision or space for parking. This is of great concern in what is already a highly congested area. Although the provision of cycle storage is very positive, it cannot be presumed that all new residents will be using cycles for their everyday commuting needs. Pressure of parking is a serious local issue. Residents on Littlehampton Road utilise Highfield Road, Highdown Avenue, Northfield Road, Chantry Road and the very small provision in Rectory Road. In addition, the Cedar Garage business also uses these roads for parking client vehicles and their staff regularly park here as well. This already leads to people illegally parking on the corners of junctions.
- The existing drainage infrastructure in the Becket Residents Association area is under strain as it has been for a considerable time - there are a number of drains that flood when it is raining (not only at times of high rain fall) and cause disruption to traffic and pedestrians. We are very concerned that the addition of households to the very prone area of flooding will exacerbate the problem. We have regularly reported these concerns and are currently working on raising further awareness with the Tarring Flood Action Group.
- Access for storage and collection of refuse and recycling. The sheer amount for an additional 7 properties (the 4 requested as well as the 3 permitted) would be overwhelming. There has been historical concern regarding fly tipping and the management of refuse in the area, with the recent reduction in collection rate already causing problems with overflowing bins attracting even more vermin to the area.

Over the past few years the following applications have been approved that contribute to the over development of the area

- [AWD/0081/23] Demolition of existing garage block to the rear (South) of 1 Becket Buildings to develop three 1-bedroom dwelling houses
- [AWD/0429/23] Sub division of Flat 141 Rectory Road from one property to two 3-bedroom homes

- [NOTICE/0006/22] Application for Change of use from Retail to Residential use of 1 Becket Buildings
- [Notice/0011/22] Extension of the flats of Charlton House on Littlehampton road by an entire storey, increasing residential accommodation by 8 new dwellings

There has been prior permission given to develop the site in question (NOTICE/0014/21 and NOTICE/0002/22) which have not been acted on and this new proposal is a greedy attempt to cram more houses into a tiny area.

Kind regards

Tom Miles (Chair)
Becket Resident's Association