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**Your Ref:** OWPC1050  
**Our Ref:** LU/116/13/  
**Please ask for:**  
Mr C Cronin

20th September 2013

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)**

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Demolition of existing commercial properties and erection of 66 residential dwellings, incorporating 20 affordable dwellings, parking provision, access and landscaping - This application is a Departure from the Development Plan  
Hollyacre Toddington Lane Littlehampton West Sussex

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Thank you for your internet comments made on 19th September 2013 which has been recorded as **'an objection'** with the comments as follows:

*The Town Council object to the proposed design of the development at this site and maintains its objection to the scheme on the grounds that it constitutes an over development of the site. Members felt that the developer has not sufficiently addressed the concerns raised previously by this Council or met the requirements of the National Planning Policy Framework in terms of housing supply and good design. Relating to parking provision, based on the experience of residents on the Eden Park/ Elysian Fields (Policy Site 7) Estate Members, felt that the developer had failed to address the concerns raised relating to parking.*

*I would refer you to Policy Site 7 which is severely compromised as a residential area as a result of inadequate parking provision and also a lack of alternative parking off-site. This is exacerbated by the highways not being adopted, meaning that there is no enforcement regime. All tiers of Local Government have emphasised that lessons should be learned from this and it should not be allowed to recur. Therefore, the Hollyacre development requires a significant redesign to ensure this does not happen again. This is because;*

*1. Whilst there are more than two parking spaces per property identified on the application, many of these either use up all available highway space or are in restricted designated parking areas. There is no provision for any significant number of visitors or additional traffic to park on the site or even to park close to it. This means that it will either obstruct the highway around the development or Toddington Lane.*

*2. There seems to be a presumption towards having non-adopted highways. Whilst this may well in itself not be a planning issue, the implications for parking and lack of enforcement will be exacerbated by this.*

*3. The allotted parking spaces on the highway mean that there are no pavements on the site. The car parking issues will result in this being unsafe for pedestrians and particularly young people.*

*There is also no provision for public transport and the proposal to reduce the number of entry points into the estate to one is questioned.*

*The Council wish to re-iterate their previous concerns regarding the content of the draft*

*S106 Agreement which they strongly considered should be more aligned to those that had already been agreed for developments North of Littlehampton. It should therefore be more focussed on meeting the identified needs of the community such as provision for contributions towards a community centre, playgrounds, allotments and bus services. Members sought assurances that the S106 would include a contribution towards the Fitzalan Road/Lyminster bypass to alleviate traffic congestion in the area. It was imperative that this development only be allowed to progress when the bridge over the railway line was in place as already other permissions in the area would mean that the entire road network would be over stretched.*

*In conclusion, it was the view of the Committee that without these provisions, a development of this nature would set an unacceptable precedent for future development in the area North of Littlehampton. The S106 Agreement should be aligned to those that had already been agreed for developments North of Littlehampton and should make provision for investment in travel packs rather than any significant investment in a travel plan.*

*Contributions towards services such as libraries should only be made where there is a specific Littlehampton requirement. Otherwise, these monies should be spent elsewhere in the community in line with the commitments in the S106 Agreement for North Littlehampton (including a community centre, youth facilities, allotments, bus services etc).*

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 to 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

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts  
Assistant Director Planning & Economic Regeneration