

PROPOSED DEVELOPMENT: LAND SOUTH OF LITTLEHAMPTON ACADEMY

We are writing to let you know about a proposal that is being developed to deliver new housing on the vacant plot located between Littlehampton Academy and Rosemead Park. A key aspiration of the scheme is to connect the site and the new community that will develop with Rosemead Park and the existing community arranged around it. As a result we are seeking your views to inform the proposed development.

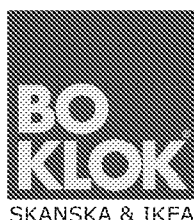
We appreciate you may not have heard of BoKlok before as we are new on the UK housing market. BoKlok originated in Sweden and translates quite simply as Live Smart. BoKlok delivers quality housing schemes using what is called Modern Methods of Construction. This has a much smaller carbon footprint than traditional brick developments because it takes less time to build and also reduces the disruptive impact on the communities we deliver our schemes in, both in noise and vehicle movements. Public realm is also a central point to BoKlok schemes and we try and design all our schemes around the 'green heart' of the development.

The proposed development we are seeking your views on will deliver high quality, good sized, sustainable homes that have been designed to take account of and respect the context of the site within the built up area of Littlehampton.

The proposals have been developed from an analysis of the constraints and opportunities of the site and surrounding area, including:

- The proposed dwellings have been positioned to preserve the privacy and general residential amenity of the surrounding dwellings and uses.
- The layout will also retain and protect the most significant trees on the site and proposes extensive landscaping.
- Each proposed house will benefit from a private garden and allocated parking and each proposed flat will benefit from a private balcony alongside communal open space and allocated parking.
- The means of access to the site will be from Fitzalan Road - our Transport Consultant has assessed the position of the access point and found it to be safe and appropriate.
- The development will also provide permeable, landscaped walking routes within the site connecting with Fitzalan Road, Elmgrove Road and the public footpath and Rosemead Park to the south.

We are committed to meaningful community engagement regarding this proposal and have commenced a pre-application community consultation programme. Due to the social distancing restrictions in place because of Covid-19, the consultation programme will be directed towards digital and postal formats including a virtual exhibition. The aim is to inform local people including residents, businesses and interest groups, as well as obtain feedback, which would, where possible, be incorporated into the proposals ahead of the submission. Built Environment Communications Group (BECG) is working with us to assist with the public consultation process.



BoKlok is a life concept - owned jointly by Skanska and IKEA. Our philosophy is for people to be able to own a home, without it taking every penny they earn.

We combine Skanska building expertise with IKEA understanding of how people want everyday life to feel that bit more wonderful. Sustainable, great quality homes, at affordable prices. Welcome to BoKlok!

Given that you are an important local stakeholder, we would like to invite you to an individual meeting (either online or by telephone) to discuss the proposals with you and hear your initial feedback. Should you consider such a meeting to be of interest, please contact us on the project's information line number – [REDACTED] – to arrange a mutually convenient timeslot.

In addition, prior to submitting a planning application, we will be holding a two week-long virtual exhibition between **28th January – 11th February 2021** for the wider community to view and comment on the preliminary proposals. This will be hosted on our project website, with more information and a feedback form, which can be found at [REDACTED]

If you would like any more information, or would like to book a meeting with the team or have any queries we would very much like to hear from you. Please get in touch with the project team on our Freephone information line [REDACTED] or by email on f [REDACTED]

Yours sincerely,

Katherine Child

27th January 2021

Information line: [REDACTED]

Dear resident,

PROPOSED DEVELOPMENT: LAND SOUTH OF LITTLEHAMPTON ACADEMY

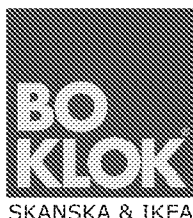
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If you do not have access to the internet, and would like a paper copy of the plans and feedback form, please get in touch with the project team on **0[REDACTED]**

Given that you are an immediate site neighbour, if you would like to discuss the plans with the project team further, please contact us on the project's information line number – **[REDACTED]**.

If you would like any more information, would like to book a meeting with the team or have any queries we would very much like to hear from you. Please get in touch with the project team on our Freephone information line – 0800 298 7040 – or by email on [\[REDACTED\]](#)

Yours sincerely,

Katherine Child

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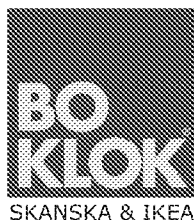
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If you do not have access to the internet, and would like a paper copy of the plans and feedback form, please get in touch with the project team on [020 8359 6000](#)

If you would like any more information or have any queries we would very much like to hear from you. Please get in touch with the project team on our Freephone information line [0800 048 048](#) – or by email on [feedback@barnet.gov.uk](#)

Yours sincerely,

Katherine Child

OUR VISION

The Littlehampton site will deliver a new BoKlok community in the UK and is ideally situated close to the facilities and connections of Littlehampton Town centre.

BoKlok is committed to minimising the impact of housing on the environment. All Boklok homes are manufactured off site, using advanced timber frame construction technology in state of the art production facilities, which enables higher build quality than is achievable on site. As a result the carbon footprint of a BoKlok community is less than half that of normal building projects.

The Littlehampton site will deliver 112 dwellings, and through a comprehensive landscaping scheme, will connect the site to Rosemead Park and the existing community arranged around it.

BoKlok is also committed to affordability. The Littlehampton site will provide full affordable housing provision as well as private housing based on the 'left to live' model, which takes into account the average salary of a full-time key worker and how much money they can realistically afford to pay out on a mortgage.

If you would like to get in touch with your thoughts on the proposal, we would love to hear from you through the feedback form. **We'll be accepting comments until 11th February 2021.**



THE PROPOSED SCHEME

There will be a provision of affordable homes available. Public Open Space will be created at the entrance to site, with a Green Heart at the centre of the development, which will visually and physically link to Rosemead Park. There will be a landscape buffer to the southern boundary, to filter views to and from the park.

Vehicular access to the site will be from Fitzalan Road. Pedestrian and cycle access to the site will be provided from Fitzalan Road, Elmgrove Road, and the footpath/cycleway to south of the site. Sustainable modes of transport will be encouraged by providing Car Club spaces and electrical vehicle charging capacity.





SITE HISTORY & PLANNING

The site was previously occupied by the Littlehampton Academy, which was relocated to the north of the site in 2012. Shortly after the completion of the new school facility, the previous school building was demolished and the site has been vacant since.

The site is allocated for housing in the Littlehampton Neighbourhood Plan (adopted November 2014). As the site is located within the built up area of Littlehampton, the Arun Local Plan (adopted July 2018) accepts the principle of housing development in this location, subject to consideration against other policies of that Plan.

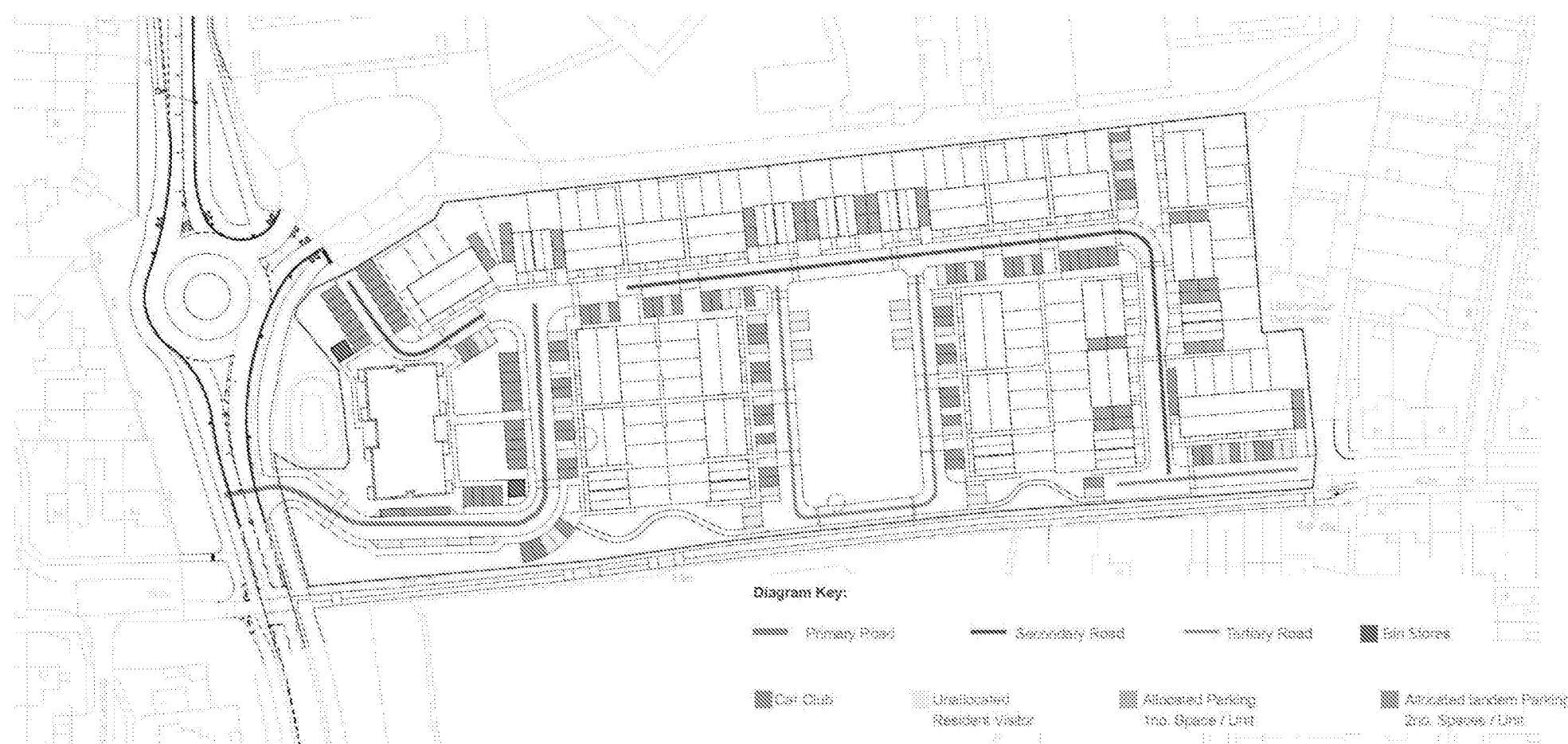
In September 2016 an appeal was allowed that granted permission for 68 dwellings on the site. However, development did not come forward and that permission has since expired.

The BoKlok proposal will deliver a new community on the site to provide much needed affordable housing in Littlehampton through 1 and 2 bedroom flats, and 2 and 3 bedroom houses arranged around areas of Public Open Space that will connect to Rosemead Park and the existing community. Furthermore, financial contributions for improvements to Rosemead Park will be made should planning permission be granted.

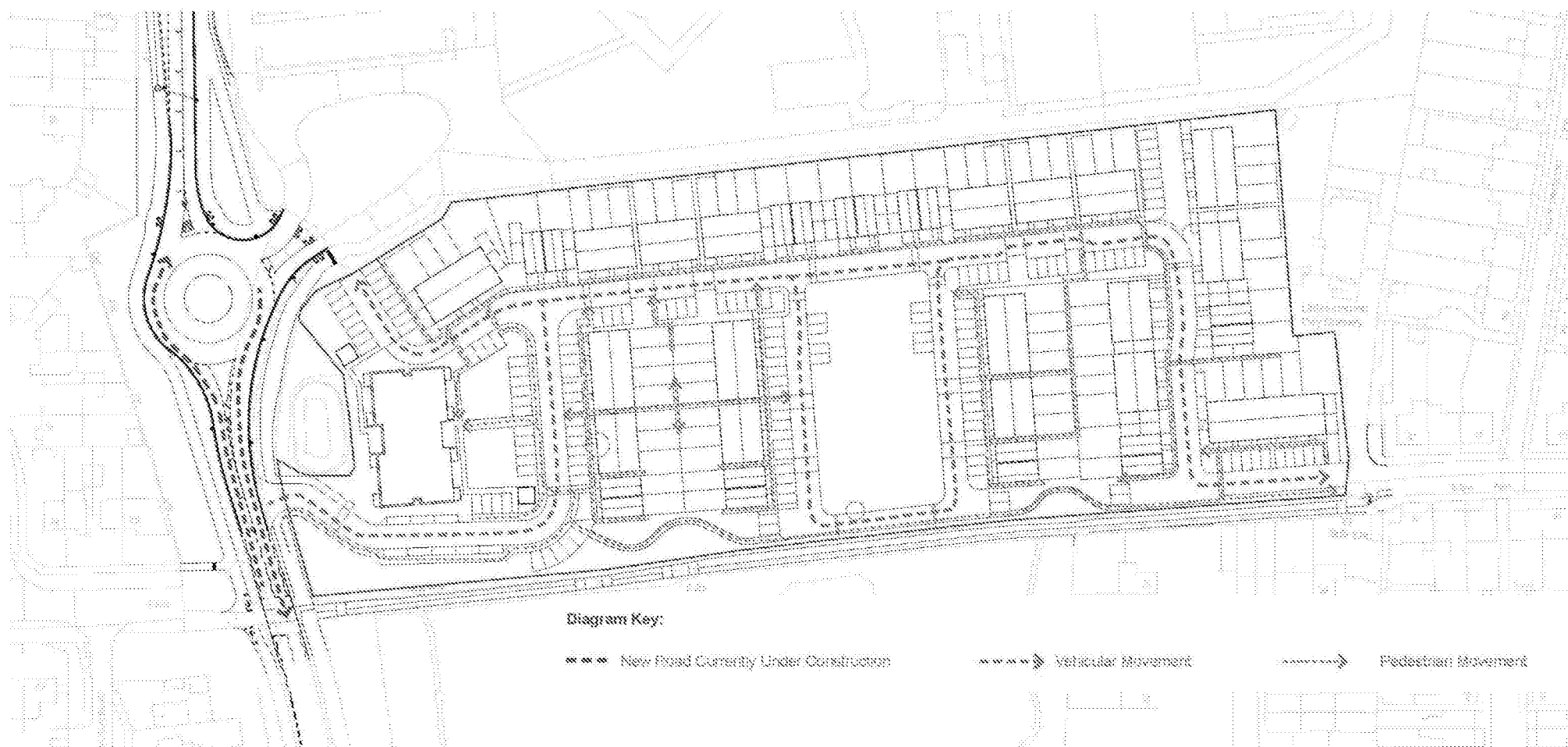
HIGHWAYS

The highways proposals include the formation of a new dedicated access for all traffic off Fitzalan Road. No vehicular access is proposed via Elmgrove Road other than in an emergency. The proposals would include the formation of new pedestrian and cycle routes through the site including along its southern boundary to complement the good existing pedestrian and cycle connections to the site that provide a popular route for local residents. The proposals would include dedicated car parking on site for all residents suitable to cater for demand, whilst also ensuring that sustainable travel is encouraged. To facilitate this, the proposals would also provide a comprehensive package of sustainability measures, including offering car club spaces to all residents, both existing (local residents) and proposed, to provide a convenience and cost-effective alternative to having to own a private car.

ROAD HIERARCHY, PARKING AND BIN STORES



VEHICULAR AND PEDESTRIAN MOVEMENT



FLOOD RISK

The Environment Agency flood risk mapping shows the site to be within Flood Zone 1 which is an area at LOW Risk of flooding from rivers or the sea. The National Planning Policy Framework (NPPF) defines land at low risk of flooding as “land assessed as having less than 1 in 1000 annual probability of river or sea flooding in any year <0.1%”.

The NPPF states that all uses of land are appropriate in flood zone 1.

As the site is more than 1 Hectare in area a Flood Risk Assessment will be required for planning and included with the site submission. A Drainage strategy document and supporting calculations will accompany this.

DRAINAGE

Boklok will ensure that the design and construction of the drainage will conform to the relevant British Standards and other technical guidelines. This will include Building Regulations and the standards required for Southern Water to adopt the drains.

FOUL WATER DRAINAGE

All foul water drainage will be collected in new drains on the site and connected into the existing Southern Water sewer that runs along the southern boundary of their site. A Pre-planning Enquiry and S106 connection application will be submitted to Southern Water as the project is designed to obtain their agreement on capacity and points of connection.

SURFACE WATER DRAINAGE

Preliminary soakage tests will be carried out to determine whether the ground conditions are suitable for infiltration as a means of surface water disposal. If this is found the drainage will be designed to collect water into soakaways in the public open space areas and soakaway into the ground. If that is not possible a connection will be arranged to the public sewer network.

Sustainable Drainage Systems (SuDS) will be included in the drainage design to reduce both the rate of runoff from the site and pollution.

All surface water drainage is to be designed not to flood in a rainfall event with an annual probability of occurring of less than 3.3% (on average occurring once every 30 year). A check will be carried out to ensure that surface water will not flow off site overland and the buildings will not flood during a rainfall event with an annual probability of occurring of less than 1% (on average occurring once every 100 year).

Detailed drainage surveys will inform the drainage strategy. The information obtained from the surveys will feed into the final design and be submitted for consideration alongside the planning application.



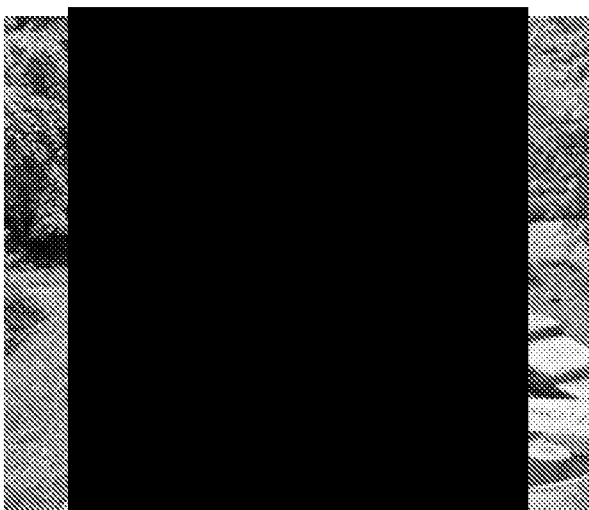
LANDSCAPE & ECOLOGY

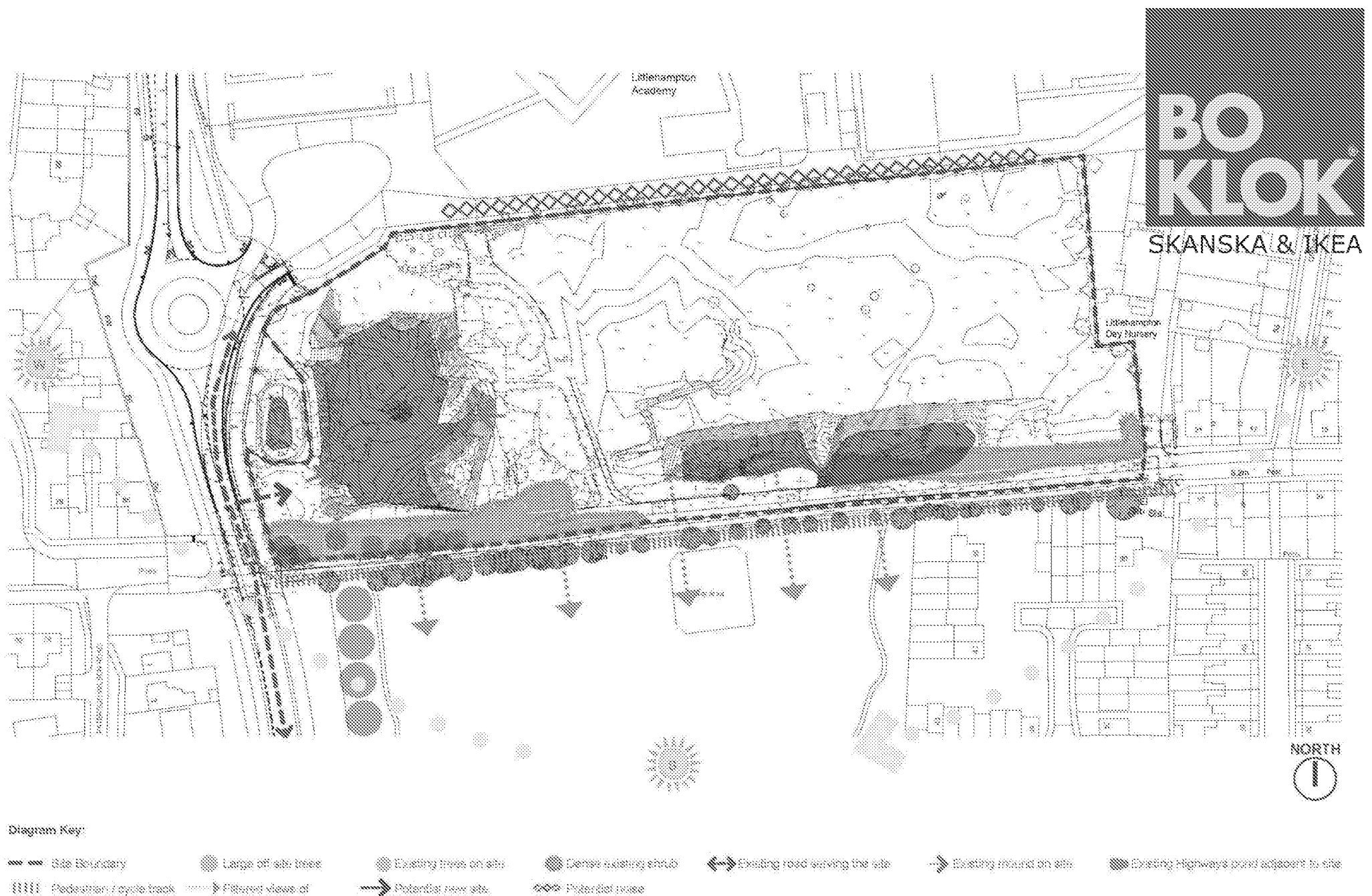
It's a vital element of any BoKlok project that the spaces between buildings promote life and activity, and that the community is well connected to local facilities, to succeed in creating a great new place, and building the value of the BoKlok brand.

Whilst each project will be unique and tailored to its environment, there is an aspiration that each Boklok neighbourhood should have a green heart at its core – an external place where residents can congregate to socialise, relax or play in a high-quality landscape setting.

The landscape elements of BoKlok Littlehampton could include a purpose designed Community Hub, located centrally to the site and within easy walking distance from all residences. This amenity area would typically include natural play space elements such as natural boulders and balancing stones and open garden spaces suitable for social gatherings, with a canopied shelter and seating to protect users from wind and rain. This "Hub" might be enclosed with hedging and ornamental planting arrangements to create an inviting colourful garden environment and could provide "Grow Zones" with raised bed planters for herbs and vegetables.

A large recreation area is located directly south of the site in Rosemead Park and a traffic calmed link would be provided running south from the central public open space, opening onto the shared cycleway/footpath running west-east along the south of the site. A green framework for the whole site would be developed by retaining as many of the existing trees as practicable, and reinforcing this green structure by extensive new planting of native and semi-ornamental tree and shrub varieties. The management of water and runoff, where possible, will be designed to be positively integrated into the landscaping. Sympathetic planting, rain gardens, swales and ditches, all of which will promote opportunities for local biodiversity are being explored.





OPPORTUNITIES & CONSIDERATIONS

There are some localized earth mounds on-site, but these will be removed to ensure the site is cleared of contamination prior to any commencement of construction. There are also a number of existing services routes to the western and southern edges of the site which consist of existing water, gas, main sewers and telecoms. The proposed layout has been designed to retain the majority of service routes on site.

The location is ideal for housing development as the site benefits from being directly north of Rosemead Park and is surrounded on three sides by well-established residential development. The site location also benefits from for close proximity to local amenities and transport links making this a sustainable location for residential development. To the immediate north and west of the site is Littlehampton Academy and Littlehampton Day Nursery, both of which have been considered in terms of overshadowing and noise when designing the site layout, road, and housing locations. To the south of the site is Rosemead Park and an existing cycleway, both have an essential part to play with the success of the proposed development. The green landscape links created by the central public open space will work in harmony with the existing park and will provide space for new and existing residents to enjoy.

There is an opportunity to create a landscaped buffer with cycle and footway connections all along the southern boundary to help integrate the development with the existing context. The southern landscape buffer also has the only existing trees on the site, towards the east of the site, which will all be retained. The building heights in and around the site are predominantly 2 storeys with some height toward the west of the site, so there is an opportunity to locate an apartment block within this area, which could also act as a feature block to signify the entrance to the site. All other buildings on the site will be a maximum of 2 storeys in height to integrate with the local context.

The site access is off Fitzalan Road which is the main road network south to Littlehampton and North to the A27. This access location was used on previous applications for the site and has been moved north slightly to improve transport visibility. The access point to the east of the site will be utilized only for pedestrian and cycle routes and possible secondary emergency access if required.

Many of the houses and the flat block have been orientated east and west to maximise natural daylight and sunlight either into the gardens or living areas within the development.



WHAT HAPPENS NEXT?

BoKlok has already undertaken pre-application advice with Arun District Council. Following feedback from the Council, amendments to the masterplan, presented as part of this consultation, have been made.

Through this consultation we are seeking feedback on the masterplan from local residents before a planning application is submitted to the Council in early 2021. We want local residents to be involved in delivery of much needed affordable housing and a new community through the BoKlok model in their area and welcome your comments on the proposal.



CONTACT & COMMENT

BoKlok would be delighted to hear from you and your comments on our proposed scheme. Built Environment Communications Group (BECG) is working with us to assist with the public consultation process.

Privacy Statement

By filling-in this form you are agreeing that BoKlok and BECG can hold and process your personal data in relation to this public consultation exercise.

- BoKlok will only share your personal data with BECG for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and BoKlok will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

BECG acts on behalf of BoKlok to run its public consultation activities.

Please take the time to complete this form and return it to us using the freepost envelope provided. Please provide your comments by **11th February 2020**.

If you choose not to fill in all parts of the starred section, we will not be able to include your comments in the consultation process.

Name *

Email

Postcode *

Phone

Age Group *

☐ Under 16 ☐ Over 16

Do you live in the area?

☐ Yes ☐ No

If so, where?

How did you find out about the consultation?

Do you support BoKlok's vision of providing sustainable and affordable housing in Littlehampton on this allocated site?

☐ Yes ☐ No

Do you support the proposals for Public Open Space, including the BoKlok community hub, connecting onto Rosemead Park and to the existing community?

☐ Yes ☐ No

Do you support the masterplan?

☐ Yes ☐ No

Do you have any other comments?

DATA PROTECTION

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/dp or by contacting us on 01962 893 893 / dataprotection@becg.com.