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29th April 2021

Peter Atkin
30 Rosemead
Littlehampton
BN17 6UH

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/116/21/PL
Site Address: Land South Of The Littlehampton Academy Fitzalan Road Littlehampton BN17 6ED
Description of works: Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works. This site is in CIL Zone 4 (Zero Rated).

Thank you for your internet representation made on 28th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35533

Firstly, I must state that I overidingly SUPPORT the use of this brownfield site for the intended purpose and wholly accept the need for affordable local housing supply. I have no objection either to the building style or proposed site layout.

I OBJECT to the height of the block of flats, as currently proposed.

A four storey building is excessively high for a development positioned in this prominent and elevated location in the locale.

The building will unduly dominate the surrounding residential area, which comprises modest houses and many bungalows.

Relatively few four storey residential buildings exist in Littlehampton and, where they do, they are in more appropriate locations, such that they do not dominate their surroundings.

The adjacent Littlehampton Academy is the appropriate building and a key community asset to stand out from afar - not the block of flats.

I believe the visual perspective of the block of flats in the artistic impression of the development submitted by the applicant maximises positivity, but does not illustrate effectively either relative scale or development

prominence in the wider locale.

As a comment, the intended density for the overall development of 112 homes instinctively seems high for such a modest-sized land area, with significant consequences for increased demands for community infrastructure, traffic and pedestrian access to/from the site, etc.

I am further concerned that, if a four storey block of flats is approved here then a precedent will be set. Further applications for development of new four or more storey blocks of flats along the new Fitzalan Extension Road on the green space north of Littlehampton Academy may well result.

If the height of the block of flats was reduced to 3 storeys - by far the most common height of blocks of flats in Littlehampton - I would withdraw my objection to this application.

Regards
Peter Atkin

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.