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5th May 2021

Peter Herbert, Town Clerk
Littlehampton Town Council
Church Street
Littlehampton
West Sussex
BN17 5EW

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 4th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35712

EXTRACT MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held on MONDAY 26TH APRIL 2021 at 6:30PM

Present:
Councillor Tandy (Chair)
Councillor Buckland
Councillor Chace
Councillor Long
Councillor Rhodes
Councillor Turner

2020/21

130.2. Planning Application LU/116/21/PL- Land South of the Littlehampton Academy, Fitzalan Road, Littlehampton, BN17 6ED

130.2.1. The Committee had before it a planning application (previously circulated) which contained proposals to deliver 112 dwellings on the land to the South of Littlehampton Academy, known as the Elm Grove Road site. This site already had planning approval for development which was unfulfilled. The proposal envisaged access from the Fitzalan Link Road and set out details for the layout, landscaping, cycle and car parking

provision for 178 vehicles. The applicant had also submitted a draft Section 106 agreement which proposed contributions to a number of community facilities including the children's play area at Rosemead Park, local allotments and other leisure facilities in the Parish.

130.2.2. Members proceeded to review the application in more detail, and it was observed that the site backed onto the local Secondary School and that there was a Children's Nursery on the western boundary. In this respect it was considered that protection might be required to provide privacy for the nursery and ensure it was not overlooked and that the boundary with the secondary school provided sufficient protection against noise. Regarding the overall design of the site, it was considered that the flats were too high and that this was out of character in terms of appearance when compared with nearby existing development. There were also concerns regarding the use of Fitzalan Road to both enter and exit the development as this linked to the Lyminster bypass and onwards to the A27. In view of the proximity to the Secondary School, Members wished to see traffic management introduced directing traffic southwards to the East Street Roundabout as this was considered safer, particularly when the School was in operation.

130.2.3. Overall, it was considered that if these issues could be satisfactorily addressed, the Committee would be willing to reconsider its decision. The Committee therefore Resolved to:

Object to the planning application and that the representations as set out in 130.2.2, above, be forwarded to the District Council.

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.