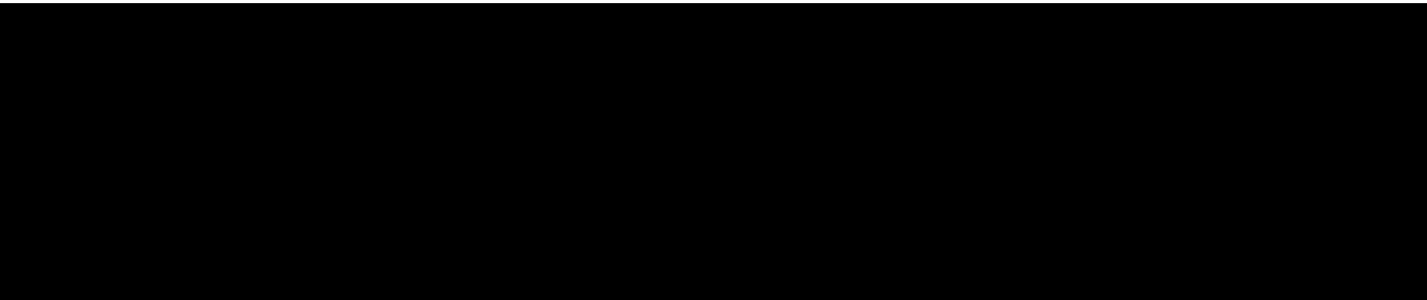




EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear Mr Herbert,

I hope you are keeping well.

We really appreciated town councillors taking the time to discuss our proposals in February and the constructive comments that were given. Since then, my former colleague Katherine Childs, who you may recall, has moved on and Dylan May (cc'd) is now leading on the scheme. Furthermore, BoKlok has submitted its planning application to deliver new, sustainable affordable homes on the brownfield site to the south of Littlehampton Academy, including new green open spaces and biodiversity net gain. We have been pleased to see that Littlehampton Day Nursery has submitted supportive comments on the planning portal, and whilst there were some concerns raised, the Littlehampton Society has also supported the principle of the proposals. We are always keen to ensure that we are working to address the concerns of our key stakeholders and we note the Town Council have raised some outstanding issues.

We note in its submission that the Town Council remained open to supporting the scheme if some key points could be addressed. With this in mind, BoKlok would welcome the opportunity to hold a follow-up meeting with the Town Council to discuss the outstanding concerns.

Ahead of the meeting, we thought it would be useful to provide an initial response to some of the key concerns raised by the Town Council:

Nursery & Secondary School privacy

You will see from the planning portal that the Littlehampton Day Nursey has “no concerns” with the proposals and is reassured that BoKlok’s proposals respond to concerns around privacy. BoKlok is committed to erecting a 2m fence along the boundary of the nursery and the site, which will provide sufficient privacy. We will however, keep the communications with the nursery open to continue this important dialogue about boundary treatments.

We have undertaken further discussions and meetings with the Littlehampton Academy, and are pleased to confirm that it has stated its support for BoKlok’s proposals and has not raised concerns over privacy. It is our understanding that they have also submitted a positive comment to the planning portal (OWPC37140). We would be more than happy arrange a virtual briefing session with yourselves and the Academy to demonstrate the positive relationship we have formed.

Height & character

In developing the proposals for the site, BoKlok carefully reviewed the heights and character of the surrounding area. There is a mixture of heights locally, including the Littlehampton Academy, which is a three-storey building, which has floor-to-floor heights greater than the residential floor-to-floor heights, meaning the maximum heights of the building are not too dissimilar. The proposed four-storey apartment building has been designed to form a landmark building at the entrance of the site, whilst ensuring suitable separation distances with the neighbouring two-storey buildings and this was discussed with the planning officer at the pre-application meetings.

In addition, both the police station and nursing home on Fitzalan Road are three-storey buildings, which has established the principle in the nearby area of buildings greater than two-storeys. It is also worth acknowledging that the Academy is closer to the site than the nearest two-storey house, which is 55m away to the west with a large landscaped buffer to soften its appearance, and as such, we believe that this would not result in any overlooking or overbearing on these properties.

Fitzalan Road: Entrance/Exit

We have explored creating a left-hand-only exit from the development onto Fitzalan Road; our modelling does not show this would prevent vehicles travelling north. Highways engineering best practice is to avoid U-turn movements, as they can cause confusion and congestion. In addition, the traffic turning left out of the site will immediately encounter the crossing point on Fitzalan Road, whilst traffic turning right would not. It is also worth noting that the development itself cannot fully enforcing the left-hand only turn and residents may attempt to reach the other side of the road to travel north anyway; third parties would need to decide how to enforce the arrangements.

In terms of safe travel to school, there is little need for pupils to cross the road at the roundabout, as there is nowhere to go on the other side, and there are dedicated crossing points provided in both directions from the roundabout that provide maximum safety for all pupils crossing. Moreover, vehicles turning right out of the site are on the other side of the roundabout and will not interact with the school entrance when heading northbound. In addition, it is worth noting that Littlehampton Academy has not raised any concerns about the plans as they currently stand for a student travel perspective.

Importantly, West Sussex County Council has raised no objection to the proposed access arrangements and has said it would raise concerns if we suggested left-turn only arrangement.

We would welcome the opportunity to discuss this and any other issues with the Town Council in the next couple of weeks. BoKlok is keen to work with local residents, local groups and the town council to ensure that our proposals reflect what the local community want to see and shows an appreciation for what makes the local area special. We remain very much open to any ideas that can help BoKlok deliver the best possible scheme for Littlehampton.

We hope this has proven a helpful note and look forward to hearing from you.

Kind regards,

Harry O'Connor
Community Engagement Lead

I work Monday - Thursday



boklok.co.uk

