



Littlehampton Town Council
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Your Ref: OWPC2865
Our Ref: LU/118/14/PL
Please ask for:
Mr C Cronin

4th June 2014

Dear Sir/Madam

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

Change of use & extension of part of former office building to a G P Practice with associated parking, landscaping & highway works.

Former Bodyshop Offices Courtwick Lane Littlehampton

Thank you for your internet comments made on 4th June 2014 which has been recorded as 'support' with the comments as follows:

Littlehampton Town Council is broadly supportive of the location of a medical centre in the area. The Town Council recognises that there is a strong case for a health facility in view of the impending North Littlehampton Developments however, the Town Council feels strongly that the following should be taken into consideration when assessing this application:

- 1. The loss of the enterprise units after only a few months of completion and prior to the new housing stock being available gives rise to concerns that the marketing opportunity for leasing these units has not been fully researched. The Town Council would therefore be very interested to know if mitigation is being considered in relation to the loss of employment units by way of either the re-instatement of other employment space or the provision of a commuted sum.*
- 2. When planning permission was originally granted for the development of the enterprise hub, a new single access point from Courtwick Lane was agreed. Crucially, this was located at a position that would have reduced the impact of the traffic generated at the site on the residential housing opposite. The Town Council therefore objects to the proposed position of the second entrance which is positioned opposite residential housing and is in close proximity to the junction with the A284.*
- 3. Regarding the proposed second entrance, consideration needs to be given to the provision of the extended bus service which will serve the new housing estate at Kingley Gate. Bus stops were proposed for both the north and south side of Courtwick Lane in the vicinity of the proposed new entrance to the medical centre.*
- 4. The proportion of parking (39 spaces) allocated to the new medical centre is disproportionate to those required by the enterprise hub. If the number of parking spaces required by the Hub were calculated in the same way as the transport statement produced*

in support of the application, the Hub should have 65 spaces but is left with just 47. The Town Council therefore wishes to see the car parking allocation between the two sites more evenly allocated to reflect area of building occupied by the medical centre and the enterprise hub respectively. The Town Council would support a division of 30 spaces for the medical centre and 56 for the enterprise hub.

5. The Town Council wishes to state that it would strongly oppose any further change of use for the site and in particular the inclusion of retail units.

6. Although not detailed within the application, the Town Council requests that consideration be given to the night time lighting arrangements at the proposed facility to ensure that there is no detrimental impact on the nearby residential housing.

7. Consultation for the original planning application focussed on eliminating the potential for the creation of a "rat run" through the site. The Town Council would ask that any opening up of access creating connectivity with Morrisons and the Courtwick lane site pay particular attention to afterhours security.

8. Provision has been made for bicycles but the Town Council would like see the inclusion of provision for mobility scooters to park at the site.

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 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 dark ink, appearing to read 'Karl Roberts', with a long horizontal flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration