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Your Ref: OWPC10185
Our Ref: LU/201/16/RES
Please ask for:
Mr D Innes

25th August 2016

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent LU/229/10/ for appearance, landscaping, layout & scale for 85 No. dwellings
Windroos Nursery Worthing Road Littlehampton

Thank you for your internet comments made on 24th August 2016 which has been recorded as **'an objection'** with the comments as follows:

35.2 Planning Application LU/201/16/RES - Windroos Nursery, Worthing Road, Littlehampton

The Committee had before it the detailed plans for the appearance, landscaping and layout for the development of 85 dwellings on this site. Noting that outline consent had been granted, Members proceeded to consider the proposals in more detail. The overall look of the development was viewed as unimpressive. Members questioned the uniformity of the dwellings and considered that there should be more variation in the design. The lack of family houses in the affordable housing provision was also lamented. Members took the view that it was unacceptable to sacrifice open space standards especially because of the projected loss of open space in the surrounding area, for example land north of the Littlehampton Academy. They also observed that sacrificing open space to meet the need for housing had set an unfortunate precedent. Regarding the landscaping, it was noted that a number of trees would be lost. In view of their age, Members considered that the trees should be replaced with mature specimens. Regarding highways and in view of the proximity of the estate to the A259, Members wished to avoid a repetition of the issues at Policy Site 7 which is severely compromised as a residential area as a result of a lack of alternative parking off-site. Members therefore considered it necessary that the roads be built to adoptable highways standards. Whilst a travel plan had been completed, it was noted that the plan relied heavily upon existing provision and incentives to encourage bus and cycle use. It was also observed that the proposed cycle partner was closing down. Again, whilst the application considered the need for appropriate drainage, provision for the handling of waste water and sewerage had yet to be secured. In view of the problems that had come to light during the construction of other new developments in the area and the difficulties in securing adequate provision in this respect, Members considered that this should be a prerequisite for approval. The Committee therefore RESOLVED to:

Object to the planning application on the grounds that for the reasons stated above, the proposals did not meet the planning guidelines set out in policies GEN7 and DEV19.

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 black ink, appearing to read 'KARL ROBERTS', with a long, sweeping horizontal line underneath.

Karl Roberts
Director Planning & Economic Regeneration