



Littlehampton Town Council
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Your Ref: OWPC1051
Our Ref: LU/244/13/
Please ask for:
Mr N Crowther

20th September 2013

Dear Sir/Madam

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

Application for approval of reserved matters following outline application LU/355/10 for the appearance, landscaping, layout and scale of 70 dwellings (including 20 affordable dwellings) within land parcel 1B. Departure from the Development Plan.

Land Parcel 1B Courtwick Lane Land south of Railway Littlehampton

Thank you for your internet comments made on 19th September 2013 which has been recorded as **'an objection'** with the comments as follows:

The Town Council object to the proposed design of the development at this site and maintains its objection to the scheme on the grounds that it fails to meet the requirements of the National Planning Policy Framework in terms of housing supply and good design. Whilst Members recognised that the developer had made an effort to address some of the concerns previously expressed by this Council regarding the unimaginative design, issues remained. The plan lacked any soft landscaping, front gardens and green spaces. Members wished to see more careful consideration of the planting on the estate. The extent to which the design of the estate relied on hard surfaces also gave rise to serious concerns about the impact of water run-off, the provision of drainage and flood prevention measures in general given that the estate is close to the flood plain. Members were especially concerned about parking and questioned if the size of the garages was sufficient to alleviate on-street parking.

I would refer you to Policy Site 7 which is severely compromised as a residential area as a result of inadequate parking provision and also a lack of alternative parking off-site. This is exacerbated by the highways not being adopted, meaning that there is no enforcement regime. All tiers of Local Government have emphasised that lessons should be learned from this and it should not be allowed to recur. Therefore, the development requires a significant redesign to ensure this does not happen again. This is because;

- 1. Whilst there are more than two parking spaces per property identified on the application, many of these either use up all available highway space or are in restricted designated parking areas. There is no provision for any significant number of visitors or additional traffic to park on the site or even to park close to it. This means that it will either obstruct the highway in the development or the access road from the A259.*
- 2. There seems to be a presumption towards having non-adopted highways. Whilst this may well in itself not be a planning issue, the implications for parking and lack of enforcement will be exacerbated by this.*
- 3. The allotted parking spaces on the highway mean that there are no pavements on the site. The car parking issues will result in this being unsafe for pedestrians and particularly*

young people.

In summary, too many properties have been included within the development without there being proper provision for domestic and service access and the development will only feature buildings, without any soft landscaping.

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, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration