

Fw: Littlehampton - LA Comments - Ph 6a and Local Centre

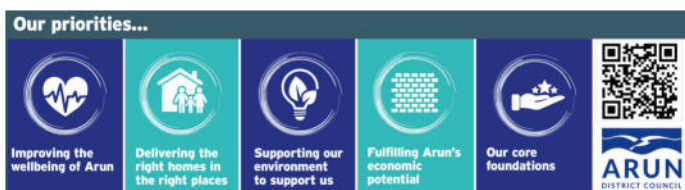
From Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Date Thu 05/03/2026 15:26
To Planning.Responses <Planning.Responses@arun.gov.uk>

Hannah Kersley (she/her)
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From: Jackson, Laur [REDACTED]
Sent: 05 March 2026 15:02
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Littlehampton - LA Comments - Ph 6a and Local Centre

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Hello Hannah

Many thanks for your email. Your thoughts on the informal footpath make complete sense so we will look to remove this. We are in the process of finalising a draft layout amendments to the Phase 6a and the LC/Phase 6b, and Block D amends which pick up all your other points. I hope to be able to issue this tomorrow so that you can review. Once you have confirmed you are happy with it we can then issue it to our consultants and get an amended drawing pack over to you. Of course, if you have any further comments once you have seen the layouts, we can also pick these up. Once we have a fix I suspect it may take 3-4 weeks for our consultant team to issue the amended pack, as we will need to undergo the RSA process...however that should all be complete early April (also allowing for some delay over the easter period when I suspect people might be off!!).

Thank you for confirming your position on the Alnmouth. I do acknowledge it has some difficulties when considered in line with NDSS standards, but it is a popular and affordable starter unit.

I am also very happy to agree an extension of time to LU/249; LU/250 and LU/251 and I think a 2 month extension is sensible for now – can we agree on Friday 15th May?

With regard to LU/263 (the Southern Allotments) – do you think you will be in a position to issue a decision on this as it technically doesn't require the s73 to be formalised?

Finally, with regard a meeting on the DoV – I am only around on 19th and 20th, so I will look to see what availability our solicitors have on those days and also the following week and provide some options to you.

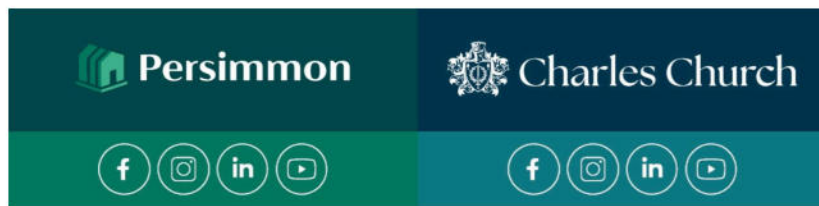
Kind Regards
Laura

Laura Jackson | Head of Planning

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: 05 March 2026 13:00

To: Jackson, Lau [REDACTED]

Subject: Re: Littlehampton - LA Comments - Ph 6a and Local Centre

Hi Laura,

Thank you for this and for updating me on forthcoming plans. I'm just emailing again to come back to you on outstanding queries, and also to update you on progress our end.

In respect of the informal path to the west of the Retail car park, I am in agreement that it is probably best this is removed. Whilst provision of a footpath to this side would be good, it does create a risk of users cutting through the planting to make shortcuts into the car park; which would have a negative impact on the quality of the planting and visual appearance of the area. I'm hoping my thinking makes sense, but if a path was being provided here, we'd want it to have multiple formal access points so that it serves not only residents, but visitors to the site who are using the retail unit, and may be accessing on foot from the west. As I appreciate it won't be possible to 'flesh out' this path with formal access points and pedestrian connections to the retail unit, it would be better if it was removed, and this western strip of land was populated with more planting and soft landscaping to create a green backdrop to the car park.

We have also come to a conclusion in respect of the Alnmouths, and I can confirm that we are happy to accept the original floor plans for this house type. Whilst it is disappointing that the floor area would not meet NDSS requirements for a 2 bedroom 2 storey house (and risks being used as such though classified as 1 bed), we are of the opinion that it would be better that the second room was big enough to be used as a bedroom, if occupiers wished it to be. Therefore, we won't need any updated floor plans for this house type, and will proceed with the originals.

Myself and David have today had a catch up on the position of the Reserved Matters, and are happy that these are still in a place where the reports can begin to be prepared. However, as previously explained, we are conscious that we will not be able to determine the RMs (other than the southern allotments) until the DOV and S73 is resolved. It is therefore our highest priority that we get the DOV moving as soon as possible. Having now reviewed the consolidated S106, we feel it would be best to have a meeting with yourself soon so we can sit down and discuss our initial comments, and work out how best to unlock the S73 / DOV. Would you be available for a teams meeting to discuss W/C 16th March?

On a final matter, we note that LU/249 and LU/251 are due to expire on 9th March; and LU/252 and LU/250 11th March, and we will not be in a position to determine by these dates. Please could we therefore request an extension of time for these 4 applications? As the DOV will also need resolving, would you be willing to agree to an initial 2-month extension?

I look forward to hearing from you, and many thanks in advance.

Kind regards

Hannah Kersley (she/her)

Principal Planning Officer, Strategic Development

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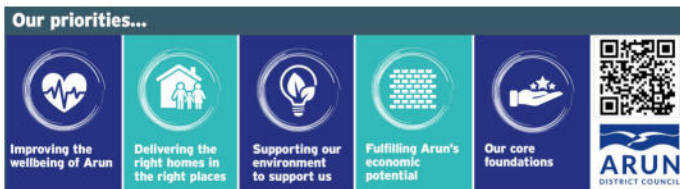
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From: Jackson, Laur [REDACTED]
Sent: 04 March 2026 15:50
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Littlehampton - LA Comments - Ph 6a and Local Centre

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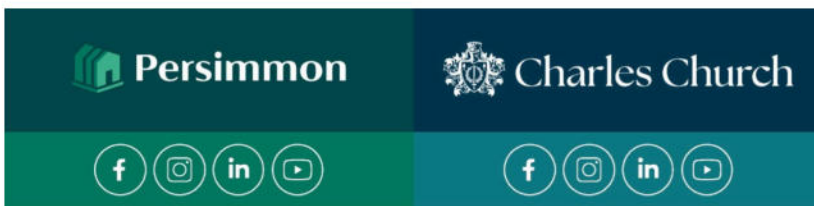
Thanks for forwarding these comments over – we will change the spur going to the footbridge to be a pedestrian link only.



With regards to the other comments you have made, Amanda is currently working through them, and I hope to be in a position to issue proposed amendments to you next week. Once you have agreed them, and subject to no other comments needing to be address we will get all the supporting plans (landscaping and engineering) amended.

Kind Regards

Laura Jackson | Head of Planning
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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 04 March 2026 11:27
To: Jackson, Lau [REDACTED]
Subject: Re: Littlehampton - LA Comments - Ph 6a and Local Centre

Hi Laura,

Apologies for any confusion - Sue was supportive of the comments raised by WSCC in respect of Phase 6a. I believe you are correct that there aren't any specific landscaping comments for the local centre from WSCC.

Thank you for clarifying re the youth facility - I had only mentioned this as I noted that the S106 / DOV was showing this as removed, and so we needed to query whether this was for viability reasons, or as you say, because the youth facility is being combined with other elements within the site.

Having reviewed all RMs, we only have one newly received objection from WSCC PROW (please see attached) since our meeting. All other consultees received in the last couple weeks have submitted no objections. I can also confirm that WSCC Highways and ADC Ecology have now confirmed no objection o LU/263/25/RES (southern allotments) following their reconsultation.

Thank you also for coming back to me on the crossing for the retail car park - I will review this and send some comments back.

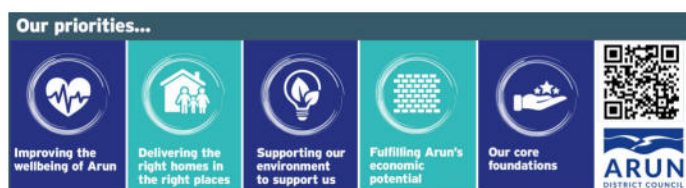
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From: Jackson, Laur [REDACTED]
Sent: 23 February 2026 13:16
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Littlehampton - LA Comments - Ph 6a and Local Centre

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Hello Hannah

Many thanks for these comments. With regards to Sue Howell / WSCC comments on the local centre can you be specific about what concerns need to be addressed as I can't really see anything landscape based? The majority of comments raised by WSCC require vis splays / zebra crossing details / an RSA/ relocation of EV bay / TRO / waiting restrictions. None relate to landscape matters? With regard to the comment 'what is the community parking for' - the planning statement details very clearly what this is for and also how the retail and community parking requirements are addressed by this area. It was also a feature / requirement of the outline consent I don't think I can provide anything else?

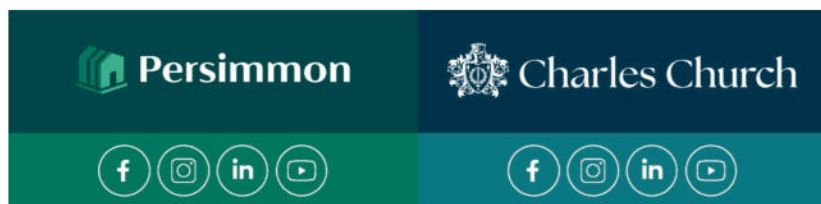
Do we mean she supports the comments raised by WSCC in relation to Phase 6A?

With regards to viability - I do apologise for the delay in this, but it requires a lot of collation work due to the nature of the schemes. However, I am bit confused about your comment in relation to the youth facility. I'm not making a viability case for this as it's a combined facility with the community building, plus we are providing youth equipment on the super LEAP in Phase 6b so we are meeting that obligation, albeit presenting it in a different way (though really the original s106 was very ambiguous on it).

If you could forward over all the formal consultee responses as you receive them that would be appreciated. In the meantime we will work through those you have made to date. If you can though provide a position on the Almouths asap that would be appreciated.

Kind Regards
Laura

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 23 February 2026 12:48
To: Jackson, Lau [REDACTED]
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Re: Littlehampton - LA Comments - Ph 6a and Local Centre

Dear Laura,

I hope you are well.

Many thanks for sending over the amendments to Phase 6a and the Local Centre following our meeting the other week. As promised, we have compiled some comments around the reserved matters submissions; and have also reviewed the amendments you have already made. In respect of the most recent changes we have the following comments:

- **PHASE 6a - LU/249/25/RES:** I can confirm that we are happy to accept the 2m tree lined verge on the northern side of the estate road. This has addressed our concerns around this road appearing unduly urban and hard, and we agree that this is an appropriate compromise.
- **Alnmouth NDSS 1B2P House Type:** We will need to take this amendment away for further consideration, and will provide our comments once we have determined how best to proceed with this house type. Whilst the reduction in the room size would now result in this being too small as per the NDSS requirements to be a bedroom, we do have concerns that in reality this may still be used as a bedroom. Therefore, we do need to consider whether it would be better if more space is afforded to this room to provide sufficient amenity for users in the case that it is used as a bedroom. We are currently reviewing how best to address this.
- **LOCAL CENTRE - LU/250/25/RES:** These amendments have addressed our concerns regarding the hardness of the parking areas, and we are happy to accept the changes. We feel the proposed soft landscaping for the townhouses abutting Toddington Lane is an improvement and appropriate design response, and would reflect the boundary treatment as seen along Hinchliff Drive.

As discussed at the meeting, I have since spoken to Sue Howell (ADC Parks and Landscape) about WSCC Highways comments, and the EHO in respect of the Local Centre. Sue is due to submit her response shortly, however she has confirmed agreement with all the observations made by WSCC, and supports their concerns. She would therefore be looking for amendments to be made in line with their comments, and is happy for you to proceed with making changes to address Highways concerns.

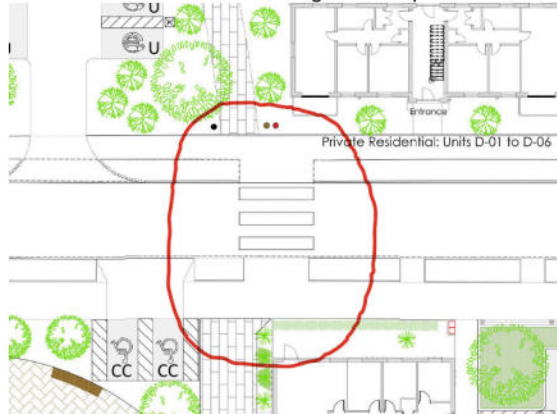
The ADC EHO has provided the following response to your query re scoping an assessment to review the impact of the retail and community uses on the residential properties:

'As the proposed development shows residential accommodation directly over the community use and retail unit, I would have expected the acoustic report to consider the potential impact from any external activities such as deliveries and plant but also any internal transmission from things like music etc. It may be that the proposed structure of the building will be sufficient to protect the future occupants but without an details/assessment confirming this we cant be sure.'

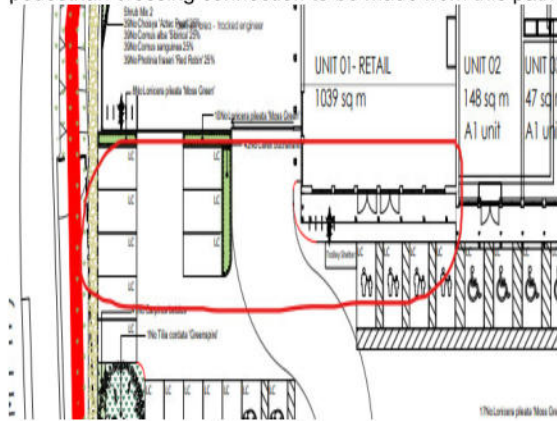
I'm happy for this to be conditioned but this also may be able to be resolved with an amendment to the acoustic report'

As the reserved matters applications stand, our reviews have not identified anything of significant concern from our perspective, and we do feel we are now in a position to begin writing up the reports. This is subject to some minor amendments that may be required as the final consultee responses come through, or if anything is picked up that might have been missed from our reviews to date. However, we just have some minor observations to make at this time:

- **Car Ports:** The design of the car ports is more closely matched to a garage without a door, rather than a car port. In order to be accepted as a car port, we would be looking for the design to be more open (i.e. a canopy with no enclosed walls), essentially so that these structures could not be easily converted into a garage. At the moment, the car port could be easily changed into a garage just by the addition of a door.
- **Materials:** The materials plan for Phase 6a currently has quite a lot of red tile, and limited amounts of grey. It would be good to see more variation between grey and red tile throughout the street scenes. It would also be good if Phase 6b could have more material variation - all properties have the same roof tile, it would be good if an additional tile could be added to create more interest in the street scene.
- **Parking Allocations 6b:** This was mentioned briefly, however it is felt that the parking for plots 4-7 could be reorganised so that the parking spaces for each plot are grouped together. Perhaps the parking for plots 5 and 4 located next to 9 could be swapped with plot 7, so that the parking allocation along the west could be regrouped as 4,4,5,5,6,6 (south to north).
- **Local Centre Block A:** The northern elevation facing on to Anderson Way has no entrance door. Whilst we appreciate the floor plans are restricting this, it would be beneficial to have an access door off of this road, so that it could mirror the elevation of Block D opposite, and enhance the connection between this block and the northern street scene.
- **Pedestrian Crossing on Anderson Way:** Would it be possible for this crossing to be shifted west to align with the footpaths to the front of Block B and through the car park to the north.



- **Footpath to the west of Block C:** Could additional footpath connections be made from this path into the parking area for the retail building? At present, this footpath only serves part of the residential car park, and leaves opportunities for desire lines to be made by users to get from the path to the retail car park / retail building. It feels as though there is a missed opportunity for a footpath / pedestrian crossing connection to be made from this path to the front entrance for Block C in particular.



We are also still in the process of reviewing the S106 / DOV, and will have comments over to you on this in due course. To re-iterate, to date we have still not received any viability evidence to justify some of the proposed variations; specifically in respect of the bridge, but also other aspects such as the youth facility. Whilst we do not have any fundamental issues with the Reserved Matters, we will be unable to process these and determine without the DOV and S73 first being resolved. We will need to know an expected timescale for receiving this viability work so that we can be confident that the DOV can begin to be progressed, and ensure that all other applications will not stall for an unacceptable length of time. We would be happy to arrange another meeting to discuss the DOV and proposed amendments once we have finished reviewing.

If you could provide an indication of when we can expect to receive the viability, this would be much appreciated. In the meantime, if any of the above is unclear or you would like to discuss further, then please let me know.

Kind regards

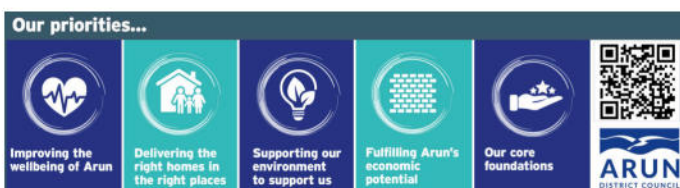
Hannah

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From: Jackson, Laur [REDACTED]
Sent: 06 February 2026 14:10
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>
Subject: Littlehampton - LA Comments - Ph 6a and Local Centre

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Dear Hannah / David,

Please find attached and below changes we have made to the layouts and Alnmouth House type for Application LU/249/25/RES (Phase 6a) and Application LU/250/25/RES (Local centre) based on the comments made at the recent teams meeting (Tues 03.02.2026).

The changes are as follows:

PHASE 6a - LU/249/25/RES

We have managed to achieve a 2m tree lined verge to one side of the Estate Road into the development parcel which has the 3m cycle path with minimal changes: loss of units or impact to the site layout. Changes shown in red. All we have done is merge the detached Greenwoods on plots 22 / 23 & 40 / 41 to now be a pair of semis (we have these elsewhere at Hampton Park) and replace the units shaded in red which were previously a Barndale - 3B5P (plot 63) with a Sherwood 3B4P and a Brampton - 4B6P (plot 60) with a Charndale - 3b5P.

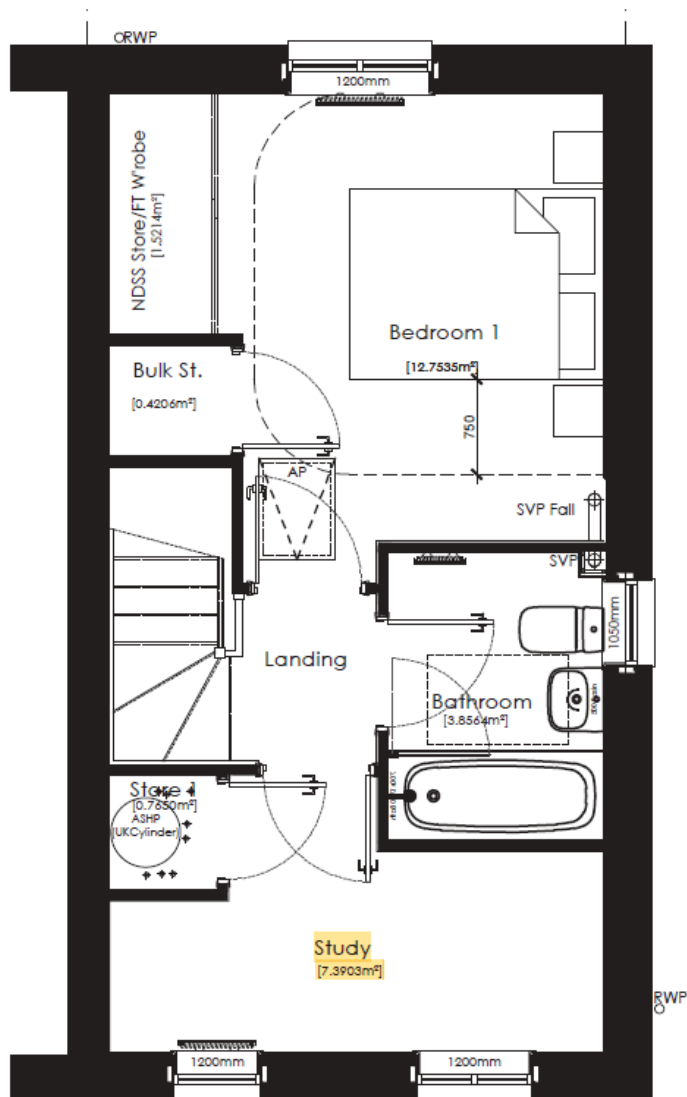
We do feel this is an appropriate response to your comments. This spur road was never intended to have the same design as the Main Avenue, and when referring back to the Development Framework Document it was classified as an estate road, which don't have the verges. Therefore, providing a verge on one side of the road, we believe would address the comments you have made while still adhering to the principles of the road hierarchy in the Development Framework Document

PROPOSED CHANGES:



Alnmouth NDSS 1B2P House Type

Proposed change: to ensure that this house type conforms fully with national space standard we have shifted the bathroom allowing for a larger Bed 1, and reducing that of the second room which would now measure at 7.3sqm. It therefore truly becomes an office / hobby / dressing room area. This is a popular housetype as it meets the aspirations of first-time buyers who don't want to purchase a flat but who cannot afford a true 2-bed house. It also offers valuable additional space and flexibility. It therefore enhances the mix of dwellings offered on site. There are no external elevation changes as a result of this.



First Floor Plan

LOCAL CENTRE - LU/250/25/RES

Blocks A & B parking court

Proposed changes:

- Shifted The Civic Square / Block B and parking directly adjacent to the block across by 2m (thus reducing the western edge of the Civic Square area by 2m)
- Replanned the parking arrangement within as a result of this extra space. We now feel this works better now and is less contrived especially in the area to the east behind the pump station.
- Repositioned the Bin Stores to allow for more soft landscaping around block A
- 1.2m high low screen wall provided to slightly obscure the direct visibility of cars / carpark and creating more of a defensible space whilst still maintaining visible surveillance from public realm.



Terrace units and parking / soft landscaping fronting Toddington Lane:

Proposed changes:

- All rear gardens reduced to a min. of 10m - this allows for all terrace units to be shifted northwards providing space for a hedgerow screening buffer to the units fronting Toddington Lane
- Parking court to plots 1 – 10 reconfigured / straightened up to allow for a more uniform arrangement.



I look forward to your thoughts / comments relating to these proposed changes.

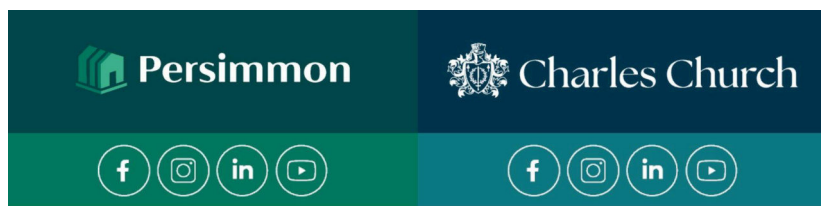
Kind Regards

Laura Jackson | Head of Planning

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Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.

[Find out more...](#)

Fair pay commitment

Our Living Wage accreditation means that everyone working at a Group location, whether directly employed or engaged through a third party, gets a fair reward for the job they do.



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