

Kinsted

Arun District Council
Planning Department
1 Matravers Road
Littlehampton
BN17 5LF

06th October 2026

Dear Hannah

Supporting Planning Statement

NMA: Alterations to the vehicle parking layout to replace the previously noted garages to plots 41-46 and 50-51 with additional on plot parking provision.

Re: Land North of Littlehampton Academy, Fitzalan Road, Littlehampton

Introduction

1. This planning statement is submitted on behalf of Kinsted Developments LLP ("the Applicant") in support of an NMA application to planning permission LU/299/22/PL to replace the previously approved garages with a standard on plot parking bay.
2. The LU/299/22/PL consented plans do not provide any information regarding the design or appearance of the noted garages.
3. The following information have been submitted with this application:
 - Supporting Planning Statement (this statement) highlighting the change detailing why it is non-material.
 - K480030-LVL-XX-XX-W-2102 – Vehicle Parking Plan

Site and Location:

4. The site is located within the 'Fitzalan Corridor' area of Littlehampton which is identified within the Neighbourhood Plan as the core of the spatial plan for the town - a focus for 'future housing, economic and community-related development'. See figure 1 below
5. The site lies approximately 1.5km to the north of the town centre, and to the south of the villages of Toddington and Wick, which were absorbed by the post-war expansion of Littlehampton. See figure 1 below
6. The site is not significantly influenced or constrained by nearby heritage assets.

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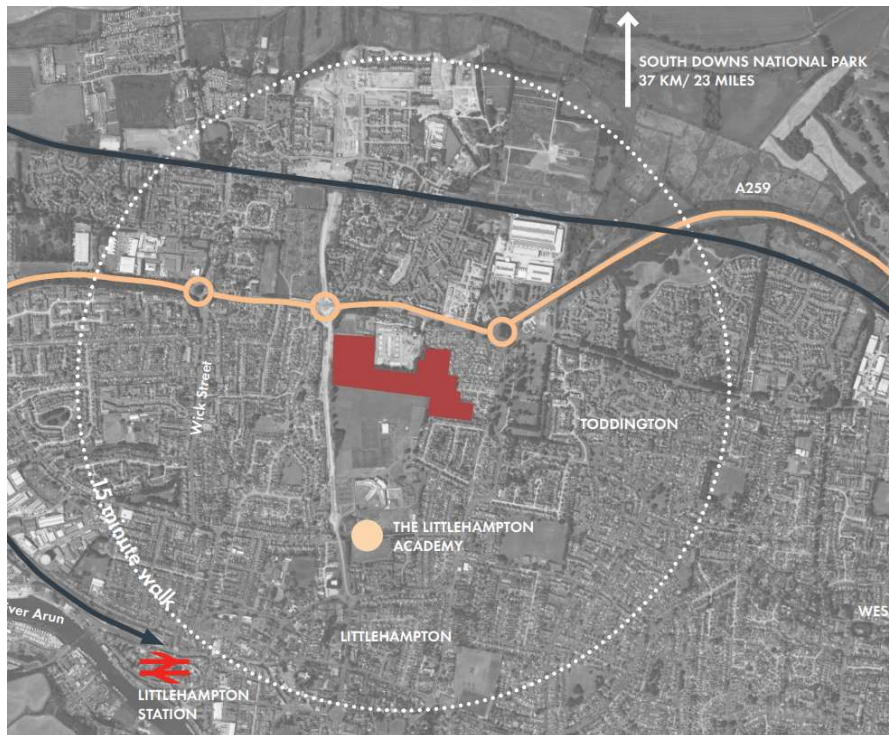


Figure 1: Site Location

7. Development of the site to provide 101 dwellings and associated car parking, cycle parking and landscaping. Planning consent for the development was granted on 18 March 2024 (Application ref: LU/299/22/PL)
8. Other NMAs approved on the site are: LU/15/26/NMA for the removal of all the metal louvre panels to ground floors windows and LU/51/26/NMA proposing design changes to the detached dormer house type.

Current Design

9. The planning approved layout drawing 21080_03-07-022 Site Vehicle Parking indicates on plot garage provision to plots 41 – 46 and 50-51. No detail of the garage design is provided on the drawing.



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10. Drawings 21080_03-07-201 and 21080_03-07-202 which show the proposed site elevations and sections does not provide any detail on the appearance of the garages.

Proposals and Justifications

11. It is proposed by the developer that the current provision for garages to plots 41-46 and 50-51 be replaced with a standard on plot car parking bay without a covering structure.

Conclusions

12. Owing to the lack of details on the design and construction of the garages within the approved information, the proposed changes will have no measurable impact on the street scene and thus no material change to the development.
13. The proposed changes have will no impact on the parking provision to the affected plots with overall numbers being maintained.
14. It is considered that the proposed changes are non-material and should be approved under Section 96A of the Town and Country Planning Act 1990.

Yours Sincerely



Duncan Bayley
Technical Manager