

c/o David Innes
Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22nd August 2017

Dear David,

Re – Barratt Homes development at ‘Kingley Gate’, Courtwick Lane, Littlehampton - Submission of Reserved Matters application (Planning Permission LU/355/10) - Mixed Use Building with ancillary parking and changing room building.

I am pleased to enclose for your consideration a Reserved Matters (RM) application for the Mixed Use building, Changing room building and ancillary parking at our on-going ‘Kingley Gate’ development at Courtwick Lane, Littlehampton. **(NB – this submission is made via the Planning Portal)**

Overview

As part of the original Masterplan for the site, the Mixed Use building formed part of a vision for a ‘Community Hub’ which was to include an element of commercial floorspace to serve the residents of the new development. This vision included the idea of the Changing Room facilities to serve the Sports Pitches also being part of this area in addition to apartments and all these aspects were left as Reserved Matters for which detailed consent would be sought at a later date.

The consented Outline approved a number of ‘parameter’ plans which included drawing (02) PARM 01 – ‘*Proposed Land Uses*’. This drawing sets out the location of the mixed use building and essentially, the land parcel on which this particular building would be sited. Furthermore, the precise detail of the Mixed Use building is covered within the development description which, as approved, stated ‘up to 235 sqm of A1/A2/A3 local facilities’.

Our proposed Mixed Use building is sited in accordance with the area identified within (02) PARM 01 and the building extends to an area of 162 sqm. Therefore, both the siting and area of the building are in accordance with the key parameter plan and the development description.

In addition to the Mixed Use building itself, there are several other strands to this RM submission, so in order to cover all aspects of the submission, each item is covered in turn below.

Mixed Use Building

The building proposed is two storeys, with a pitched roof and is comprised of ground floor commercial floorspace (A1/A2/A3 use) with an ancillary ‘Store’ and bin store to the rear of the building.

Mixed Use building parking

A total of 10 parking spaces would be provided for the commercial element of the building and these would be sited outside the main (front elevation). The amount of parking provided has been informed by consideration of similar schemes we've developed in the region and making efficient use of the space available, bearing in mind that this Mixed use building will be sited opposite the approved dwellings in Phase 2 (pls see LU/44/14 – approved plan P802/BAR/PH3&4/01/C). With regards to the residential element of the building, the 5 flats would be served by a total of 8 parking spaces – 3 visitor spaces, with the remaining five spaces allocated on a one space per apartment basis. This element of the parking would be sited immediately due west of the building within a convenient distance to the entrance to the apartments.

Changing Room Facility

Following on from discussions with Officers at the Council, it was considered logical to site the Changing Rooms closer to the Sports Pitches they will serve, as opposed to situating them adjacent or next to the Mixed Use building which is a further distance away from the pitches.

The building is a single storey facility and the layout of the changing rooms have been informed by standard guidance from Sport England. It will provide four separate changing rooms which will be able to accommodate four teams, in addition to two separate Officials changing rooms.

Sports Pitch Parking

So as to not encroach further in to the defined Open Space, it is proposed that the parking for the approved Sports Pitches would be formed on an area of 'Grasscrete', located off the approved turning head which serves the consented dwellings in Phase 2 and lies immediately due east of the Mixed Use building. This decision has been further informed by the fact that the pitches will not be in permanent use and therefore a substantial area of more visually intrusive hardstanding or similar would not be desirable as it is likely there will be lengthy periods of time where the spaces are not in use.

The layout of the 'grasscrete' gives the potential for approximately 20 cars to park. There is no adopted parking standards that specifically relate to Sports Pitch use, and as such the figure is considered to be a sensible amount of parking that would not encroach too significantly in to the wider public open space which is intended to serve the wider development.

Residential Dwellings and Amenities

As part of the proposals, this Reserved Matters application includes a total of 5 apartments at first and second floor level to utilise the area above the commercial floor space on the ground floor. It seems an appropriate use of the space to provide some on-going activity to the area whilst also providing further much needed new homes to the District. Moreover, an illustrative sketch approved within the Design & Access Statement indicates that the mixed use building would include 'apartments'.

The 5 apartments would be formed of 2 x 1 bed and 3 x 2 bed.

The apartments would be served by their own dedicated bin and cycle storage facilities which would be situated towards the rear of the building.

Submission details

For the avoidance of doubt this submission comprises of the following items:-

- Signed, dated and completed Reserved Matters application forms
- Application fee cheque of £3,850 made payable to 'Arun District Council'
- HGP Drawing – 16.041.001 Rev A – Location Plan
- HGP Drawing – 16.041.002 Rev B – Site Plan
- HGP Drawing – 16.041.003 Rev B – Block Plan
- HGP Drawing – 16.041.004 Rev A – Changing Facilities
- HGP Drawing – 16.041.005 Rev D – Commercial & Flats – Floor Plans & Elevations

I trust that you have all the necessary information in which to determine the application. Should you require any additional information or if you wish to discuss any aspect of the submission then please do not hesitate contacting me on my direct dial, 01483 508418, or via email at nick.keeley@barratthomes.co.uk

Yours sincerely

Nick Keeley
Assistant Planning Manager
Barratt David Wilson Homes – Southern Counties