

John A Richards
32 Boniface Avenue
Kingley Gate
Littlehampton
BN17 7AD

Your Ref: OWPC15909
Our Ref: LU/282/17/RES 01-09-2017
Please ask for:
Michael Eastham

23rd October 2017

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/355/10 for access, appearance, layout & scale relating to development comprising of up to 162m2 of floorspace for A1/A2/A3 local facilities, with 5 No. residential apartments at first & second floor comprising of 3x2 bed & 2x1 bed with associated parking, bin stores, cycle parking & store. Associated changing facilities which comprise of a single storey building sited towards the open space & playing fields area to the North -East of phase 2

Land North of and South of Railway Courtwick Lane Littlehampton

Thank you for your internet representation made on 20th October 2017 which has been recorded as '**an objection**' with the comments as follows:

Please note my OBJECTION to the planning application LU/282/17/RES and I'd be grateful if you could consider the following points -

Incorrect plans submitted showing proximity to adjacent buildings

Over development of site

Lack of suitable parking facilities

Increase of traffic on residential roads

Current Planning application for shop, flats, and associated changing facilities - LU/282/17/RES

Site plan dwg. 16.041.002 Rev B and Location plan dwg. 16.041.001 Rev A show an incorrect and out of date site plan surrounding the application site. Plans incorrectly show 8 properties and 14 parking spaces within the vicinity of the proposed shops/flats. The Barratt site plan taken from their website shows 10 properties and 16 parking spaces opposite the shops/flats plus a further 8 properties that were approved on planning application LU/24/17/PL, adjacent to the site for the current planning application and missing from the site and location plan.

The style of the shop/flats is out of keeping with the design of properties on the existing approved development.

Have Barratt considered the size of the shop development to be suitable for prospective tenants requirements considering the close proximity of Morrisons and Tesco supermarkets?

No staff facilities or toilets shown for the shop 16.04.005 Rev D

Over development of the site considering the original Kingley Gate planning application

was for up to 600 houses, further 8 approved on planning application LU/24/17/PL and now a further increase of 5 flats with this planning application and an increase with this application from 1 to 2 separate buildings.

The previously withdrawn Planning application for sports facilities building - LU/287/16/RES was based on one building being built accommodating changing and community facilities. This was more appropriate to the site and there's been no indication as to why this application was withdrawn.

Changing Facilities plan dwg. 16.041.004 shows a potential changing for up to 80 people plus changing for officials, possibly 100 people using the facility at a time plus spectators. Parking being provided, according to the application covering letter is for approximately 20 cars on "grasscrete", where would the other possibly 80 cars park?

Position of the changing facilities moved from the original site on planning application LU/287/16/RES. New proposed site encroaching on the green space around the development.

What provision has been made by Barratt for the maintenance of the changing facilities once completed and cleaning of the facilities after a football match?

On the original plans for Kingley Gate, taken from the "Courtwick Design and access statement" there is a "NEAP" play area that is on the site of where the proposed changing rooms could be built and a relocation of this is not shown on the new plans for this application.

Increase in traffic along Benjamin Grey Drive, a road, as the Kingley Gate Management Company have told residents, is a unadopted by the council and a private road?

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 to 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

Neil Crowther
Group Head of Planning