



Littlehampton Town Council
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Your Ref: OWPC2441
Our Ref: LU/51/14/
Please ask for:
Mr N Crowther

7th April 2014

Dear Sir/Madam

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

Outline application for approval of access arrangements to serve 68 residential units.
Land South of Littlehampton Academy Littlehampton

Thank you for your internet comments made on 7th April 2014 which has been recorded as **'an objection'** with the comments as follows:

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on 31st March 2014 and object to the application on the following grounds:

1. Affordable Housing

It is proposed that the site will deliver only 13 dwellings for affordable housing. This represents 19% of the development and is against the Neighbourhood Plan, Policy 4 which states that sites allocated for development should deliver 30% affordable housing. In addition the affordable housing is grouped at one end of the site and Members held the view that this housing should be spread throughout the development to facilitate social integration.

2. Public Open Space

There is no provision for a recreation space within the development. Again, we would refer you to the Neighbourhood Plan, Policy 4, point 4.3.11, which states that a scheme is required to include public open space as an extension to the existing public open space off Rosemead and to contribute to achieving significant green space along the link road. Members believe that the site should provide its own open space. However, if the developers are not intending to supply an open space, then the Town Council would expect a substantial commuted Section 106 sum for enhancement of the Town Council owned playground in Rosemead Park. If the development is approved the Town Council would want to see sufficient provision within the Section 106 agreement for community facilities in general to meet the deficiency.

3. Highways Issues

i. The proposals lack adequate provision for unallocated parking to accommodate visitors. We 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.

ii. It is proposed that the site is accessed via Elm Grove Road which again is against the Neighbourhood Plan, Policy 4, point 4.3.11, which states that if developed, this site should be accessed from the new Fitzalan Link road to the west and not Elm Grove Road. The

Town Council believes that the number of cars currently accessing Elm Grove is underestimated within the Road Safety Audit and Transport Planning Statement. Also, the traffic generated as a result of the activities at the taxi firm at the end of Elm Grove Road and the Littlehampton Nursery does not appear to have been taken into consideration.

iii. In addition the Town Council considers that access to the site would be safer if facilitated at the Fitzalan Link road by way of a filter lane as opposed to the proposed roundabout and that the road widths need to be of sufficient width to accommodate domestic and amenity vehicles.

4. The amount of housing proposed for this site is higher than the standard outlined in Policy Gen 7.

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 stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration