

The Town Clerk
Littlehampton Town Council
Manor House
Church Street
Littlehampton
BN17 5EW

Your Ref: OWPC12547
Our Ref: A/11/17/OUT 18-01-2017
Please ask for:
David Innes

13th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan.

Land south of New Road (A259) & East of Brook Lane Angmering

Thank you for your internet representation made on 10th February 2017 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 Monday 6th February 2017.

"119.2.2 It was noted that the Section 106 Agreement agreed as part of the earlier approval contained provisions to mitigate the impact of development in this area on Littlehampton Town Centre. However, Members considered that the growth in out of town stores was eroding the Town Centre and that a more holistic approach should be adopted to development of this nature in the area. There was a strong view that this application should not be permitted because a perfectly good vacant retail unit with parking was available in Littlehampton Town Centre. The Committee therefore considered that the Planning Authority should be urged to apply the Sequential Test to the application to ensure that the development was located in the most sustainable location first, before another, less sustainable location was chosen. It was RESOLVED that:

The Committee's views as set out in Minute 119.2.2 above be submitted to the Planning Authority."

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

Karl Roberts
Director Planning & Economic Regeneration