

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

Your Ref: OWPC13467
Our Ref: A/11/17/OUT 18-01-2017
Please ask for:
David Innes

6th April 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 5th April 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 3rd April 2017.

146.3.1 The Committee had before it details of an amendment to the above planning application which proposed a retail unit (Class A1) and public house (Class A4) with associated infrastructure. Whilst no changes were proposed to the size and scope of the existing proposals, the applicant had provided an updated retail assessment in support of their application and a highways access plan. Reviewing the content of the appraisal and highways proposals, the consensus was that there was nothing that would cause the Committee to change its view on this matter. Members judged that the availability of a retail unit previously occupied by Waitrose in Littlehampton Town Centre, with its own parking, meant that the sequential test and policies in the emerging local plan indicated that the proposed site was unsuitable. It was also noted that since the previous decision, a further retail unit had become available in the Wick Parade following the closure of Budgens. Contrary to the assertion in the report, it was considered that the facilities available at the Littlehampton Town Centre site, including proper provision for car parking, public transport, pedestrians and cyclists, made the Waitrose site most sustainable for this type of development. Members considered that Littlehampton as a vibrant Town Centre was most certainly at risk if out of town developments continued to be approved as demonstrated with the loss of the Crown Post Office, a Bank branch, Morrisons Express, Burtons and Stead and Simpsons in recent times.

146.3.2 In addition the following concerns were raised. It was noted that these plans proposed the closure of the existing Brook Lane access and that the site be accessed further east. However, planning application LU/A/44/17/OUT, proposed using this junction as its main access. Members therefore considered that these applications could not be considered in isolation when it came to highways issues. There was concern that access to and from the new developments along this stretch of the A259 would effectively reduce this dual carriageway to one lane. It was therefore considered essential that the acceleration and deceleration lanes were of sufficient length to mitigate this and ensure safety. It was also difficult to see how pedestrian, cyclist and public transport links onto this site would be accommodated, especially when considering that the application on the neighbouring site proposed a footbridge over the railway. This application contained no such measure and as such, raised serious concerns about the safety of pedestrians

crossing the railway using the existing 'style' crossing. Even if an alarm system was installed at the crossing, because of the location of a public house at the site this was not considered safe. The Committee therefore RESOLVED to:

Maintain its objection to the application and that the comments set out in Minutes 146.3.1 and 146.3.2 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