

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

Your Ref: OWPC15886
Our Ref: A/169/17/OUT 31-08-2017
Please ask for:
Mr D Easton

19th October 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington.

Land west of Brook Lane & South of A259 Angmering

Thank you for your internet representation made on 18th October 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 16th October 2017 and maintain its previous objection to the proposals namely;

Since a dementia care home was proposed, sandwiched between a dual carriageway and a railway line, Members had serious reservations as to whether this was an appropriate location for such a facility. It was also considered that the residential amenity of the occupiers of the housing required further thought, particularly in relation to the impact of noise from the A259. It was observed that the acoustics report failed to acknowledge the impact of noise from the A259 on the upper floors which it was thought would be difficult to contain within recommended limits. It was therefore considered that the housing design should incorporate measures to mitigate this. For example, consideration could be given to maximising the use of renewable energy to mitigate additional energy requirements of installing air conditioning. The report also called into question the impact of the noise and pollution in gardens and whether the acoustic barrier was sufficient to mitigate the effect appropriately.

Members also expressed serious concerns about the proposed access to and from the development. With housing allocations in the local plan at Angmering, West Bank, Climping and Ford, as well as housing already being built out in North Littlehampton, the A259 was already under considerable pressure. Taking into consideration the impact on the A259 of the junction servicing the new retail park also on this stretch of dual carriageway, it was thought that the A259 would effectively become a single lane road for through traffic due to cars decelerating and accelerating into the new junctions. It was therefore considered imperative that the lanes into these junctions were long enough for this to happen safely and without causing additional congestion. It was also observed that vehicles accessing the site from the West would be forced to turn around at the Windmill roundabout on the A259 to access the new stores and residential development if permitted. This roundabout also served a busy access road from Rustington crossing the Windmill Bridge, and provided access to and from the golf centre, fitness centre and out of bounds leisure complex (with additional permissions granted for a Hotel, restaurant and further leisure uses). It was difficult to see how this combination would not have a severe impact on the highway network.

The proposed rail bridge is considered vital to any development on the site, or adjacent to

it and it was judged important that the bridge was as accessible as possible. It was observed that a new footpath/cycleway was proposed from the western end of Brookfield Park into the site rather than along the side of the A259 connecting with the Body Shop roundabout. This raised serious concerns about safety and security in the hours of darkness. Observing that the site appeared to have established Gypsy Traveller status, there was no mention of this or how alternative provision would be accommodated if the site was developed. It was also noted that when viewed from the railway parts of the site often appeared flooded. Members therefore considered it imperative to design the site to accommodate this water, as well as preserve and enhance the diverse ecology demonstrated in the conservationists' report. It is also crucial that a scheme was designed and agreed with Southern Water to deal with waste water in advance of the development commencing. Whilst Members were not objecting to the principle of the site being suitable for development, it was considered that there were considerable hurdles to overcome before they could be supportive of the plans.

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