

Mr & Mrs I Marley
21 Eastern Close
East Preston
Littlehampton
West Sussex
BN16 1BS

Your Ref: OWPC5551
Our Ref: A/23/15/OUT 27-02-2015
Please ask for:
Dan McEwan

27th April 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works.

Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level - This is a Departure from the Development Plan

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

Thank you for your internet representation made on 24th April 2015 which has been recorded as '**an objection**' with the comments as follows:

We are opposed to this development which, though the status is defined as undecided as at 24/4/2015, has already seen the installation of an established entry/exit road. Our opposition to it is in regard to the continued expansion of supermarkets in the area. We now have 2 very large Tesco stores, an expanded Sainsbury, Waitrose are redeveloping a site, Morrisons and Lidl in Littlehampton as well as Asda. We truly do not need another food outlet in an area that is already swamped by the type of store. Furthermore, we also already have an abundance of Carvery outlets, including 2 Toby's nearby. This area would be far better served by having a council funded affordable sports and leisure centre that everyday people can afford to join, rather than only have the option of Virgin Active and other expensive similar type centres. Serve the population better with a healthy development rather than overloading an already saturated food and eatery market.

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
Assistant Director Planning & Economic Regeneration