

Alison Cooper
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West Sussex
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Your Ref: OWPC20008
Our Ref: A/23/15/OUT 27-02-2015
Please ask for:
Claire Potts

21st September 2018

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 20th September 2018 which has been recorded as '**an objection**' with the comments as follows:

I would like to reiterate my original objections to this application.

The applicant is still stating that the sequential test has been met and that there is no real retail harm to the two biggest retail centres locally.

I do not believe either of these claims, the NPPF can be contradictory and manipulated along with the statistics to show weight should be given to both sides!!!

Common sense should prevail, in that two high end retailers so close to each other will drain business from the Village, I can see NO clear benefits. I can see many clear disadvantages.

Where has there been any demonstration of need? given the saturation of the market in this area of Retail Foodstores, as I have previously explained. It may be that some (very few) of the residents have supported this application, but they do not realise this could mean them losing Waitrose eventually.

It is clear that Waitrose were profitable in Littlehampton, and would have stayed if Marks and Spencer had taken up the old Co-op building. Marks and Spencers have dug their heels in to opt for an out of town development with little care for the preservation of Town Centres, because it doesn't fit their model.

The current retail climate, and with Brexit looming is a delicate balance for Towns and Villages. This particular development will cause more problems than the Retail Assessment has identified.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is

recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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