

Derrick Chester
Braemar, Worthing Road, Littlehampton

BN17 6JN

Your Ref: OWPC20041
Our Ref: A/23/15/OUT 27-02-2015
Please ask for:
Claire Potts

26th 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 26th September 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Councillors,

I am writing to set out my support for the officer recommendation to refuse the above application. As a member of Littlehampton Town Council I am aware that the Council objected to a near identical application A/11/17/OUT in Feb 2017 however that objection does not seem to have been carried over to this application. I believe simply because it is not in the same Parish.

First of all I wanted to set out briefly how we got here. You probably realise that not so long ago we had a Waitrose, and before that, a Somerfield, operating in Littlehampton in a purpose built retail unit with its own car park right next to the bus station. Evidence submitted by Waitrose themselves shows that they were successfully trading, however were lured to move to Rustington to an empty unit. by the landlord of that unit. The financial incentive to move was substantial, and included a commitment to carry on paying the lease of the empty Littlehampton store to the freeholder. This was a huge hit to Littlehampton, precipitating a significant decline. Of course the reason that Store Property acted in this manner was that they are also the landlords of much of Rustington shopping centre and attracting Waitrose into the empty store benefited all of their leaseholders by increasing footfall. The result however has been a gaping hole in the heart of Littlehampton, leading to decline and a critical lack of private sector investment.

Both national planning policy and the policies in the Local Plan, recently adopted after exhaustive consideration and considerable expense, make it clear that suitable vacant retail units in Town Centres should be filled before any out of town sites are granted permission. There can be no doubt this is a suitable site. Purpose built, in a sustainable location, and with its own car park.

In the section in the Local Plan on retail 9.2.2 it reads 'No specific provision is proposed by this plan for further out of centre retail development or found to be necessary from the 2013 retail study or the 2016 update. The Council will adopt a rigorous approach in assessing any such proposals in accordance with national policy'.

I note that there is no bus service to the site at present, the No 12 Bus which was

reestablished by Rustington after much effort and expense only operates Monday to Friday for a few hours in the morning. The site will be isolated, certainly to any pedestrians who may have impediments to mobility. As I am sure you are aware the A259 is already heavily congested, and of course any traffic heading from the West to access this development will have to travel to the Windmill Bridge roundabout and come back on itself. This a roundabout accessed by a site with permission for intensive development on the Rustington Golf Centre. The section of the A259 through my ward is now at a standstill or slow moving for much of working day, and indeed beyond Highdown Drive to the Wick roundabout there are no proposals to improve the road as it is single file each way with no room to expand.

I also make the following observation with regard to the edge of centre Morrisons store at the Wick roundabout, which is in reach of thousands of pedestrians. Most recently they have started closing fresh food counters earlier and frozen recruitment and overtime due to concern over takings. There is a real concern we have reached saturation point on this stretch of the A259 from Asda, Ferring through to Tesco at Littlehampton.

I hope that you will agree with your planning officers that the proposal does not accord with planning policies local or nationally and should be refused.

Your sincerely

Cllr Derrick Chester, Cornfield Ward, Littlehampton Town Council.

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