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6th April 2021

Peter Herbert, Town Clerk
Littlehampton Town Council
Church Street
Littlehampton
West Sussex
BN17 5EW

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/26/21/RES
Site Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL
Description of works: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

Thank you for your internet representation made on 1st April 2021 which has been recorded as an objection with the comments as follows:

OWPC34898

EXTRACT MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held on MONDAY 29TH MARCH 2021 at 6:30PM

Present:

Councillors Tandy, Chace, Long, Rhodes, Turner and The Deputy Mayor, Councillor Molloy attended ex-officio.

2020/21

120.3. Planning Application A/26/21/RES, Land west of Brook Lane and South of A259 Angmering BN16 3JL. The Committee had before it details of plans for the appearance, landscaping and general layout of the proposed development of this site which had outlined planning consent. This would be a mixed use development comprising residential dwellings and parking, a care home and provision for a footbridge railway crossing. Regarding the layout, Members were concerned about the adequacy of parking provision and in terms of the general safety of pedestrians supported the calls for the public footpath to be repaired and brought up to standard taking full account of the increased footfall as a result of the residential housing. Significant concerns also remained regarding the access into and from the site on to the A259. The

development would generate a significant increase in road users and further development was planned along this stretch of the A259. Members therefore considered it imperative for road safety reasons that the speed limit on the A259 be reduced.

Finally, whilst it was noted that the footbridge over the railway was not part of this application, Members had significant concerns about the safety of users and wished to highlight that an enclosed structure be considered. In view of the concerns that remained regarding the impact of this development on local infrastructure, the Committee therefore Resolved :

To object to the application and that the Committee's comments as set out in Minute 120.3, above, be forwarded to the District Council.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need

to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.