

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 April 2017 10:49
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/A/44/17/OUT - Land west of Brook Lane and South of A259 Angmering BN16 3JL - COMMENTS FROM LITTLEHAMPTON TOWN COUNCIL

From: David Easton
Sent: 05 April 2017 13:49
To: Planning.Responses
Subject: FW: Planning Consultation on: LU/A/44/17/OUT - Land west of Brook Lane and South of A259 Angmering BN16 3JL - COMMENTS FROM LITTLEHAMPTON TOWN COUNCIL

Could the below please be uploaded as a consultation response from Littlehampton Town Council.

Sent: 05 April 2017 13:38
To: David Easton
Cc: Rosie Costan
Subject: RE: Planning Consultation on: LU/A/44/17/OUT - Land west of Brook Lane and South of A259 Angmering BN16 3JL - COMMENTS FROM LITTLEHAMPTON TOWN COUNCIL

Dear David
It should be registered as an objection.
Many thanks
Juliet

Juliet Harris
Committee Assistant
Littlehampton Town Council
Manor House
Church Street
Littlehampton
BN17 5EW

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[REDACTED]

Subject: RE: Planning Consultation on: LU/A/44/17/OUT - Land west of Brook Lane and South of A259 Angmering BN16 3JL - COMMENTS FROM LITTLEHAMPTON TOWN COUNCIL

Dear Juliet,

The below comments are noted. However, could you please confirm if the Town Council wish this consultation response to be registered as an 'Objection', 'No Objection' or 'Support' in relation to the proposed development.

Many thanks,
David

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

[REDACTED]

Sent: 05 April 2017 13:18

To: David Easton

Cc: Rosie Costan

Subject: FW: Planning Consultation on: LU/A/44/17/OUT - Land west of Brook Lane and South of A259 Angmering BN16 3JL - COMMENTS FROM LITTLEHAMPTON TOWN COUNCIL

Importance: High

Dear David

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 3rd April 2017 and comment as follows:

EXTRACT FROM THE MINUTES of a **MEETING** of the **PLANNING AND TRANSPORTATION COMMITTEE** held in the **MILLENNIUM CHAMBER, MANOR HOUSE, CHURCH STREET, LITTLEHAMPTON** on **MONDAY 3rd APRIL 2017** at **6.30PM**

146.2 Planning Application LU/A/44/17/OUT – Land West of Brook Lane and South of A259 Angmering on the A259

146.2.1The Committee had before it details of the above planning application which contained proposals for a mixed-use development comprised of 90 residential units and a care home and ancillary infrastructure. The Committee proceeded to review the plans in more detail. 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 therefore judged that careful consideration needed to be given to the location of this facility on this site. 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.

146.2.2Members 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.

146.2.3The 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. It was therefore **RESOLVED** that:

The Committee's views as set out in Minutes 146.2.1 to 146.2.3 above be submitted to the Planning Authority.

Juliet Harris
Committee Assistant
Littlehampton Town Council
Manor House

Church Street
Littlehampton
BN17 5EW

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<http://www.littlehampton-ic.gov.uk>

Sent: 22 March 2017 10:04

Subject: Planning Consultation on: A/44/17/OUT

To: Littlehampton Town Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

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

Article 5 - Article 23 Representations by Parish/Town Councils

Outline Consent

APPLICATION NO: A/44/17/OUT

Registered: 13th March
2017

Site Address: Land west of Brook Lane and South of A259 Angmering BN16
3JL

Grid Reference: 505052 103544

Description of Outline application (with all matters reserved) for demolition of

Works:

existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 20-APR-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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