

The Town Clerk
Littlehampton Town Council
The Manor House
Church Street
Littlehampton
BN17 5EW

Your Ref: OWPC14393
Our Ref: A/84/17/PL 27-04-2017
Please ask for:
David Innes

28th June 2017

Dear Sir/Madam

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

New retail unit with mezzanine together with associated car parking & service road -
This is a Departure from the Development Plan
Rustington Golf Centre Golfers Lane Angmering

Thank you for your internet representation made on 27th June 2017 which has been recorded as '**an objection**' with the comments as follows:

Extract MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held in the MILLENNIUM CHAMBER, MANOR HOUSE, CHURCH STREET, LITTLEHAMPTON on MONDAY 26 JUNE 2017 at 6.30PM

19.2 Planning Application A/84/17/PL - Rustington Golf Centre Golfers Lane Angmering

19.2.1 The Committee had before it details of the above planning application (previously circulated) proposing the creation of retail development on part of the existing Rustington Golf Centre complex. Although not in the Parish, it was considered prudent that the Committee be made aware of the proposals because of the recently approved hotel development on the same site and its proximity to the recent applications to expand retail outlets on the same section of the A259.

19.2.2 Members proceeded to consider the application in more detail and discussion focussed on the movement of pedestrians and vehicles around the site. Observing that West Sussex Highways had yet to comment on the application, concerns were expressed regarding the ability of pedestrians to safely negotiate the site and it was considered that more footpaths were required to facilitate this. The lack of access to the site for pedestrians from the direction of Rustington and Littlehampton was also highlighted, as well as the current absence of public transport. Concerns were therefore expressed that if this was not rectified attempts would be made to cross at this highly dangerous roundabout. Reflecting on the increase in visitor traffic that would undoubtedly be generated by the addition of another retail outlet at the site, it was also considered that the inner road network should be widened to accommodate the growth in traffic. The application also failed to acknowledge other means of accessing the site, particularly the possible need to facilitate buses in the future. It was therefore considered that if approved, a contribution should be sought from the applicant towards the development of public transport initiatives. It was therefore RESOLVED that:

The Committee's views as set out in Minute 19.2.2 above be submitted to the Planning Authority

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

Neil Crowther
Group Head of Planning