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

Your Ref: OWPC12548
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

13th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for the erection of up to 300 dwellings & ancillary development comprising open space, a building within use class D1 (Non- Residential Institutions) of up to 875 square metres net, a building for A1 (Shops) use having a floor area of up to 530 sq. metres net, together with open space & ancillary works, including car parking & drainage arrangements, with appearance, landscaping, layout & scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, & indicated on Bellamy Roberts drawings numbered 4724/004 & 4724/005 are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. This application is a Departure from the Development Plan & affects the setting of Listed Buildings.

Land West of Church Lane & South of Horsemere Green Lane Climping

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Thank you for your internet representation made on 10th February 2017 which has been recorded as **'an objection'** with the comments as follows:

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 6th February 2017.
"121.3 Planning application - CM/1/17/OUT - Land West of Church Lane and South of Horsemere Green Lane Climping
The Committee had before it details of the above planning application (previously circulated) which sought out line permission for the development of 300 dwellings, shops and other non- residential institutions in Climping. This application was close to the western boundary of the parish and it was considered prudent that it be reviewed by the Committee because of the impact on the local highways network. There was a strong view that the application could not be dealt with in isolation and should be examined in the context of other developments along the A259 corridor and the noticeable increase in traffic levels and congestion since the Felpham Bypass opened. Whilst the proposals to enhance the roundabout were thought to be an improvement, it was considered that the surrounding highways network would require upgrading to cope with the increased traffic should the development proceed. Whilst transport impact assessments were included, it was noted that the County Council had yet to comment on the proposals. It was also thought that the application would need to be reviewed in conjunction with the District Council's area transport assessment which had just been published as part of the Emerging Local Plan. Recognising that there were already a significant number of highways improvements proposed in the area, Members highlighted the need for the relevant authorities to adopt a coordinated approach to the implementation of the infrastructure that was urgently required to meet the increased traffic demands on local roads. It was therefore RESOLVED that:

The Committee's views as set out in Minute 121.3 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

Karl Roberts
Director Planning & Economic Regeneration