

Mr R Pulley
12 Goda Road
Littlehampton
BN17 6 A

Your Ref: OWPC17307
Our Ref: CM/33/17/PL 17-12-2017
Please ask for:
Ross Leal

9th February 2018

Dear Sir/Madam

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

Demolition of prefabricated former private school building & Mill Lodge residential unit; refurbishment of existing Mill to retain & refurbish existing dwelling & flats 1 & 2 (adjoining) with 2 No. additional dwellings; refurbishment of Mill Cottage & Mill Thatch (units 1 & 2) & erection of 1 No. new-build floating pond-house within feature pond. Departure from the Development Plan. This application also lies within the parish of Littlehampton & affects the setting of a Listed Building.

Clymping Mill Clymping Street Clymping

Thank you for your internet representation made on 7th February 2018 which has been recorded as '**an objection**' with the comments as follows:

Access to the planned site

Access to the planned development is from the A259 via Clymping Street and a road shown in supporting documents here as being the responsibility of the developer.

Clymping street has a 20 mph speed limit. This largely ignored by motorists. Traffic has increased as a result of Bailifscourt developing its leisure activities and the increased use of the beach and footpaths by dog walkers. WSCC need to instal traffic calming devices because any increase in traffic resulting from the Mill development will make the road busier and more dangerous with larger vehicles using these narrow unlit roads.

The access road from Clymping Street to the Mill is under continual threat from the sea. The access road will be cut next winter. Within fifty years the road will have been destroyed by the sea. The damage done to the sea defences along the access road this year was considerable and this was considered a mild winter. The department of the Environment have spend hundreds of thousands of pounds over the last ten years trying to stop erosion, they are failing. It is unlikely that, given the low economic priority given to the area that they will continue to fund such expensive and unsuccessful measures into the fire. Ultimately the Mill will be cut off from the road. It would be foolhardy to develop such an exposed site into the future.

The West Sussex flood maps are inaccurate as they suggest the Mill site has not been flooded in recent years. This is not the case as recently as 2012/13 the access road was flooded as was the western end of the golf course. The earthen bank on the eastern side of the approach road, near the golf course was built to keep the flood water at bay.

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