Arun District Council
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West Sussex BN17 5LF
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15th August 2025

Climping Parish Council
Nadine Phibbs
25 Fittleworth Garden
Rustington
West Sussex
BN16 3EW

Case Officer: Hannah Kersley
Telephone: 01903 737856
Email: hannah.kersley@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No:	LU/124/25/RES
Site Address:	Land west of Bridge Road Roundabout Littlehampton BN17 5DF
Description of works:	Approval of reserved matters following outline consent LU/238/20/OUT for 60 No dwellings to include a multi-functional gym building. This application is a Departure from the Development Plan, may affect a public footpath, lies within the parish of Climping and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 14th August 2025 which has been recorded as an objection with the comments as follows:

OWPC78164

In our objection to the original Outline application LU/238/20/OUT we noted concerns about:

- The appearance of the development when viewed across the river valley from Clymping.
- It is important that the height, size and mass of the proposed buildings are restrained and in keeping with the open outlook of the river valley
- The potential for environmental damage to the river margin
- The repeat of the mistakes at the Morrison's roundabout with a five-leg roundabout and signalised crossing on the main northerly exit of the A259. We can't see how this can be consistent with the proposals to improve traffic flows along the A259.

We do not believe the appearance has materially changed and we feel the access design would be seriously at odds with the current proposals to revamp the Tesco roundabout as part of the Flansham to Littlehampton A259 upgrade. Exiting onto an already busy roundabout that is totally gridlocked at rush hour.

The proposed 6 storey blocks will be a complete blot on the landscape and are totally out of keeping with the local area and completely ruining the riverside environment, wildlife impact, built on a floodplain.

Clymping Parish Council recognises that although the development falls outside the local plan, any planning assessment will need to ensure that this development along the river at this entry to Littlehampton will give added value.
Clymping Parish Council therefore objects to this application for the following reasons:
The documents used to support the original application need to be updated
1. The River Arun at this point is fast flowing and tidal. There was a major flood-ing incident in Rope Walk in April 2024 and the applicant needs to establish steps being proposed to install higher flood defences along this stretch of the river.
2. Arun Council have set up a Flood Risk Management Strategy for the district and it is unclear if the current application considers this process.
3. Failure to adequately assess these issues has the potential to lead to envi-ronmental degradation.
4. The Bridge Road roundabout is congested, heavily trafficated and causes blockages and tail backs. West Sussex County Council are currently carrying out a major review of this junction and works to the bridge as part of an on-going bid to the Department of Transport. It is not clear if the applicant is prepared to make a financial contribution to the works required.
5. This application should be suspended until the transport issues are clear and how they will be enhanced to prevent cyclists being unceremoniously dumped back onto the A259 as they approach the river bridge from the west.
6. The proposal will have an impact on the visual coherence of the area. For example, Arun's Planning design guide does not appear to support 7 storey high buildings. The appearance of the development when viewed across the river valley from Clymping. It is important that the height, size and mass of the proposed buildings are restrained and in keeping with the open outlook of the river valley
7. The potential for environmental damage to the river margin because of cli-mate change cannot be minimised in this location.

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 on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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.

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/what-happens-next.

Some applications will be determined by the Planning 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/planning-application-search

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

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

Yours sincerely

Neil Crowther
Group Head of Planning

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

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://www1.arun.gov.uk/planning-application-finder