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13th July 2020

Derrick Chester
Braemar
Worthing Road
BN17 6JN

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 (As Amended)

Application No: LU/164/20/PO
Site Address: Land North of Toddington Lane Littlehampton
Description of works: Application to amend obligations on the Section 106 dated 23rd January 2013 under ref LU/47/11 relating to various modifications.

Thank you for your internet representation made on 10th July 2020 which has been recorded as no objection with the comments as follows:

OWPC28353

I submit my comment in the form of an article I wrote about the application -
'Almost inevitably Persimmon homes have applied to Arun to have the originally agreed obligations amended on the site north of Toddington Lane, Littlehampton. When the original planning applications for up to 1260 homes were approved an agreement was reached that no more than 350 homes were to be occupied until the southern section of the Lyminster Bypass and bridge over the railway had been built. Due to various factors including Southern Water and the installation of new foul water systems and of course now the Covid situation 345 houses have been occupied but the works on the bridge and road are still probably at least 18 months away from completion. If the original agreement was upheld construction of houses would be halted for at least a year. That really would benefit nobody as the Council gets penalised for slow build rates and the economy suffers for an artificial delay on building houses already granted consent. So Persimmon have asked for permission to raise the permitted occupation rate to 450 instead. Of course one impact will be further pressure on the existing road network. It seems to me a reasonable request that should be permitted in these circumstances however discussions with Persimmon should focus on whether there are any small measures on the existing road network that could be funded by them to help mitigate impact. I do think Toddington Lane needs more protection from through traffic, especially with the prospect of protracted works on the A259. In the future a more serious issue is likely to arise, a significant gap between the completion of the southern section of the Bypass and the Fitzalan Link Road and construction and completion of the Northern section which is the responsibility of the County Council. There certainly needs to be a strategy in place to manage that. The application number on the Arun planning portal is LU/164/20/PO if anybody wants to look.'

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. 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.