



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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21st September 2020

Derrick Chester
'Braemar' Worthing Road
Littlehampton
BN17 6JN

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/238/20/OUT
Site Address: Land west of Bridge Road Roundabout Littlehampton BN17 5DF
Description of works: Outline planning permission with some matters reserved for demolition of existing treatment works and redevelopment of a former camp site on the edge of the River Arun to provide up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 Restaurant use and 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works, car parking and highways works, including access. This application also lies within the parish of Clymping, may affect a Public Footpath and is a Departure from the Development Plan.

Thank you for your internet representation made on 19th September 2020 which has been recorded as no objection with the comments as follows:

OWPC29672

I have no in principle objection to development here as it is clearly mapped out included in the Littlehampton Growth Area Boundary. I was concerned about how a precedent may be set for ribbon development along the banks of the Arun between Littlehampton and Arundel however it is clear from the maps in the Local Plan that land further North is protected from development at this time. It is obviously vital that issues regarding flood defence, surface water, and sewage are addressed to the satisfaction of the Environment Agency and Southern Water to ensure that the River is not at risk of pollution. This should be done using the most up to date forecasts available on climate change and its impact on sea level rise and precipitation. The protection of the salt marsh and other ecological assets will I hope be properly assessed by the Council. I think the additional leisure moorings will be an important asset for the Town, and the development clearly helps to meet some of the Districts housing requirement. I am concerned by the access to the site at the time that this development may be completed. It is vital that proper pedestrian/cycle routes are provided across the Bridge Road roundabout towards Littlehampton and if possible towards Bognor. This will all be dependent on works by the County Council who I believe are just starting to look at the A259 between Littlehampton and Bognor from the application site. With leisure moorings and people arriving by boat, and the attraction of new food and drink facilities to non residents this access is vital, and if the development was to open as the roads and links are today it would really would be a site that could safely be accessed only by car. I would hope that a Littlehampton Ferry could perhaps play a role in transporting people. As much as people tend to automatically

object to anything new here it is encouraging to know that at this highly challenging time people wish to invest in this area and create jobs and do with developments where a lot of thought has been put in to try and get it right. Perhaps with the new trend towards home working these will be ideal apartments for those wanting to move out of commuter belt.

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](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.