



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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16th October 2020

Peter Herbert, Town Clerk
Littlehampton Town Council
Church Street
Littlehampton
West Sussex
BN17 5EW

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 15th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30412

EXTRACT MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held on MONDAY 12TH OCTOBER 2020 at 6:30PM

Present:
Councillors Tandy, Buckland, Chace and Long

2020/21

58.2. Planning Application LU/238/20/OUT- Land West of Bridge Road Roundabout, Littlehampton, BN17 5DF

58.2.1. The Committee received and considered an outline planning application (previously circulated) which contained proposals for the Hampton Quay development on land to the west of the Bridge Road roundabout. The proposals included 105 homes, shops, restaurants, and leisure moorings together with associated landscaping, flood defence works and car parking.

58.2.2. Members proceeded to consider the application in more detail with discussion focussing on the access

arrangements and infrastructure including affordable housing provision. Whilst Members broadly welcomed and supported the proposals and designs, concerns remained regarding the impact of the additional turning on the Bridge Road Roundabout to access the site, the contribution towards local infrastructure and limited affordable housing that was proposed. Members emphasised the importance of the inclusion of realistic contributions towards education and health care facilities as part of the S106 agreement. In particular, the proposed level of affordable housing provision, which was also well below the Local Planning Authority's threshold, was viewed as unacceptable. It was also not clear that the proposed access arrangements fully considered the current levels of congestion on this part of the A259 and the impact elsewhere on the local highways network. This had been highlighted by both the County Council and Highways England who were seeking more detailed information including the completion of a Road Safety Audit. The Committee was encouraged to see a development of this type come forward but could not support the application in its current form. In view of the prominence of the development it was however considered that if these issues could be satisfactorily addressed, the Committee would be willing to reconsider its decision. The Committee therefore Resolved to:

Object to the planning application and that the representations as set out in Minute 58.2.2 above be forwarded to Arun District Council.

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

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.