



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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17th May 2021

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

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 14th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36258

Whilst it was acknowledged that the application now includes a controlled pedestrian crossing, the Parish Council's main concerns remain. Therefore, Clymping Parish Council reiterates their objection as outlined below:

Clymping Parish Council welcomes this outline application and feel it has the potential to be an imaginative and prestigious gateway development for Littlehampton.

However, the Council does have concerns with the application as currently presented and this should be registered as an objection, pending further information on the following points:

1. Access - we note that both West Sussex County Council and Highways England have raised questions about the vehicular access onto the roundabout and the impact on the A259 and further afield. The current review of the A259 is designed to smooth traffic flows along the main road and a heavily used fifth leg on the roundabout will cause further hold ups. The fifth leg itself raises safety questions and will heighten the risk for all those negotiating the roundabout.
2. Non Vehicular access - Council is concerned that the current proposals require cyclists, pedestrians and those with limited mobility to cross the A259 close to the roundabout. This affects both those wishing to use

the proposed cycleway from the roundabout to head west along the A259 and the non-vehicular access in and out of the proposed development to reach both the Tesco retail park and the amenities of Littlehampton. For safety reasons this surely must be a controlled crossing. We feel there is scope for more satisfactory non-vehicular access that would not disrupt the traffic flow on the roundabout with an underpass to the A259 and a route along the east bank of the river. Without this we are concerned about safety and that the primary access to the development will inevitably become vehicular.

3. The Bridge - some land should be safe-guarded to enable future bridge works: maintenance, widening or replacement.

4. We recognise that this is an Outline application but are concerned about the visual impact of any eventual development:

a. from Clymping

b. up the Arun river valley towards Arundel

Council considers the height of buildings is overly dominating and should be limited and conditioned at Outline stage.

5. We feel this is a sensitive river bank environment and that due care is needed in any development. We will await Environment Agency and Wildlife Conservation input on environmental impacts and future flooding risk

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 including your name and address 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 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/weekly-lists>

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 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.