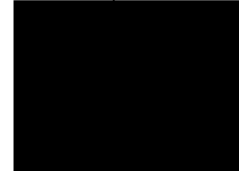


21 Garlick Hill,
London, EC4V 2AU



Date: 15 February 2017
Your Ref: A/11/17/OUT
Our Ref: SP/9349B

Mr David Innes
Arun District Council
Arun Civic Centre (map)
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear David

A/11/17/OUT - APPLICATION AT LAND SOUTH OF NEW ROAD AND EAST OF BROOK LANE

Thank you for your recent updates regarding the above application. Further to our discussions we write to confirm that you expect that the applicant will be submitting the planning statement and retail statement relating to their application by the end of February.

We understand that the applicant anticipates that the reports will be with you by 24th February, which we note is one day after the published date for the statutory consultation. It is clear therefore that the consultation period will need to be extended.

You have advised that you will allow for a minimum period of two weeks following publication of the reports online to allow interested parties to comment on the application. We will endeavour to respond to the application as soon as possible, however, we are concerned that the Council should allow for at least the statutory three weeks for these documents to be reviewed, on the basis that the retail statement is fundamental to the consideration of the application, and indeed the application should not have been validated without it.

The outstanding documents will contain matters which it is reasonable to expect will be material considerations in the determination of the application, and therefore they should be provided promptly and subject to the full consultation process. It is therefore surprising that the Council has sought to consult on the application without these being available. It is concerning that some consultees have already responded to the application without sight of these documents. It would therefore seem reasonable to give these consultees the opportunity of commenting further once the additional planning application documents are available. We expect that the Council will circulate this information to statutory consultees as well as extending the consultation period and placing the information online.

Although the applicant considers (within the covering statement) that the report is not substantially different to the previously submitted assessment for the same site, the length of time taken to prepare and submit the report would suggest otherwise. As you are aware my client Store Property Investments Limited has recently been party to a judicial review on this site and therefore would expect to be consulted once this material is available.

We appreciate you keeping us updated on the progress of the application. Please accept this letter as a holding objection to the application and notification of our intention to review and provide comments on the application in due course. At this stage we would wish to draw your attention to the fact that the applicant has not correctly served notice as required by the Town and Country Planning (Development Management Procedure) (England) Order 2015, we consider that this need to be rectified before the application can be considered valid. We would

Partners

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be grateful for your written confirmation regarding your determination timetable following receipt of the information required by the validation checklist.

Yours sincerely,



SERENA PAGE BA MA (Cantab) MSc MRTPI
Partner
Dalton Warner Davis LLP

