

Date: 24 May 2018
Your Ref: PP-06992218/A/44/17/OUT
Our Ref: SP/AJC/12491



6 New Bridge Street
London EC4V 6AB

Mr David Easton
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear David

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR THE APPROVAL OF RESERVED MATTERS RELATING TO ACCESS FOLLOWING OUTLINE CONSENT ALLOWED AT APPEAL (APP/C3810/W/17/3185128) AT LAND SOUTH WEST OF BROOK LANE AND SOUTH OF A259, RUSTINGTON

We act on behalf of Store Property Investments Ltd and have today submitted an application for the approval of reserved matters in respect of access at the above site after the Planning Inspectorate allowed an appeal (appeal reference APP/C3810/W/17/3185128) for the following development, having originally been refused by Arun District Council under application reference A/44/17/OUT:

"Outline application with all matters reserved for demolition of existing buildings on site and erection of a mixed use development comprising up to 90 no residential units a care home (Use Class C2 and C3) and ancillary facilities including railway crossing, together with associated access, car parking and landscaping. This application is a Departure from the Development Plan and lies within the parishes of Littlehampton and Rustington".

The application was approved on appeal on 5 April 2018, subject to compliance with the associated conditions stipulated on the Appeal Decision.

The application comprises of this letter and the following:

- Application Form;
- 1709-01 rev K Location Plan;
- Technical Note – Brook Lane Access prepared by Mayer Brown; and
- 1/08 rev A Proposed Site Access Plan (enclosed with Technical note at Appendix A)

Payment has been made under separate cover to the value of £462.00, this being the requisite fee payable for the determination of the access application calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

As the outline consent sought approval with all matters reserved, the parameters of the development have not been set and therefore fees based on the detailed design of the proposal

Partners

N M Fennell BSc MRICS
R J Greeves BSc (Hons) MRICS
A R Holden BSc (Hons) FRICS

G Bullock BA (Hons) BPI, MRTPI
A Vickery BSc MRICS IRRV (Hons)
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP, MRTPI

A Meech BSc MRICS
S Page BA MA (Cantab) MSc MRTPI
S Price BA (Hons) DipTP MRTPI
P Roberts FRICS CEnv



DWD Property+Planning (DWD) is the trading name of Dalton Warner Davis LLP, a Limited Liability Partnership. Registered in England No. OC304838.
Registered Office: 6 New Bridge Street, London EC4V 6AB.

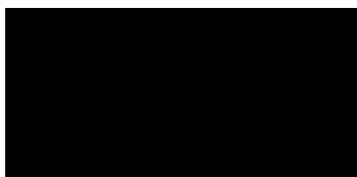


cannot yet be calculated. We have discussed the requisite fee with Arun District Council officers and consider this matter to be agreed.

It should be noted that prior to the decision on the appeal, Arun District Council granted planning permission for a similar form of outline development on the same site. Pursuant to the second application (reference A/169/17/OUT) there is currently an application pending for the same access proposals as that contained within the current scheme, being determined under application reference A/46/18/RES. For the avoidance of doubt there is not conflict between the two proposals. The rationale for the submission is to allow for the applicant to implement either of the permissions.

We look forward to receiving formal registration and validation of the application and should you wish to discuss any aspect of the application then please do not hesitate to contact me.

Yours faithfully



Serena Page BA MA (Cantab) MSc MRTPI
Partner
DWD Property+Planning

