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Your Ref: OWPC19330
Our Ref: A/83/18/RES
Please ask for:
Mr D Easton

19th July 2018

Dear Sir/Madam

**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6**

Approval of reserved matters following outline approval A/44/17/OUT for access only for the demolition of existing buildings on site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington. This application is a Departure from the Development Plan.

Land west of Brook Lane and south of A259 Rustington

Thank you for your internet comments made on 18th July 2018 which has been recorded as **'an objection'** with the comments as follows:

The Town Council's Planning and Transportation Committee commented on the original application in April 2017 and whilst not opposed to the principle of the site being developed, considered it challenging and raised concerns which related to:

- *The impact an additional development that would be relying on the A259 for entry / exit.*
- *The practicalities of the inclusion of a dementia care home within the proposals.*
- *The impact on the residential amenity of homeowners.*
- *Safety of pedestrians using the proposed new foot/cycle path.*
- *Flooding.*

Alternative arrangements for pitches at the site that were used by Travellers.

We have noted the resubmitted application and would comment that:

- *Matters relating to the provision / retention of the traveller's pitches and footpath improvements form part of the Section 106 agreement.*
- *WSCC as the Highways Authority, following the submission of further updated road safety information and a plan that would facilitate shared use of a new junction at Brook Lane with the adjacent development, offer no objection to the proposals and will require the applicant to enter into a standard Section 278 Highways Agreement with them should the application be approved.*

Matters that remain unresolved relate to drainage issues (as commented upon by the ADC Drainage Team) where the applicant has yet to provide sufficient information regarding measures to mitigate the environmental impact of the development (Environmental Health) and the applicant has yet to provide details regarding how they will meet the affordable housing requirement. The matter of the practicalities of the inclusion of a dementia care home within the proposals is unanswered.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



A handwritten signature in black ink, consisting of stylized, cursive letters that appear to read 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning