



Littlehampton Town Council
Mr P Herbert
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Your Ref: OWPC16829
Our Ref: LU/386/17/PL
Please ask for:
Mr R Leal

10th January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use of land for the stationing of 14 No. mobile homes for permanent residential occupation. This application is a Departure from the Development Plan.
Land to East of Torri House Old Mead Road Littlehampton

Thank you for your internet comments made on 10th January 2018 which has been recorded as **'an objection'** with the comments as follows:

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 8th January and objected to the application. It was noted that the application was located outside of the current and proposed Local Plan built up area boundary and was highlighted as an undevelopable site according to the District Council's current Housing and Economic Land Availability Assessment. The Committee was not supportive of this application because it did nothing to address the impact of increased traffic generated by the proposed development or improve access on Old Mead Road which is an unadopted highway. Observing that the application was in a flood zone, it was also noted that the application contained no comprehensive proposals to deal with drainage and flooding issues. In addition, Members had serious concerns about the reliance on existing services for mains drainage and the ability of the proposed septic tank to cope with the demands of the increased occupancy. Overall, the Committee considered that no further development should be permitted in this area without the opportunity having been taken to draft a small sites development brief which would set out policies to manage the flooding, drainage and transport issues relevant to the area (between the Black Ditch and the Railway Line).

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 initials 'NC' followed by a surname, with a small dot at the end.

Neil Crowther
Group Head of Planning