

Derrick Chester  
Braemar, Worthing Road

Littleha

**Your Ref:** OWPC16854  
**Our Ref:** WA/88/17/PL 29-11-2017  
**Please ask for:**  
Mrs A Gardner

11th January 2018

Dear Sir/Madam

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

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External alterations including replacement windows & doors to create new entrance, cladding of external walls & creation of seating area to facilitate new operator (KFC) together with provision of drive-thru lane (use class A3/A5)

Little Chef Restaurant Arundel Road Walberton

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Thank you for your internet representation made on 11th January 2018 which has been recorded as '**an objection**' with the comments as follows:

*The application is contrary to the principles of sustainable development as outlined in the NPPF and the emerging Local Plan. The creation of a drive through restaurant in a low density residential area to attract vehicles from higher density residential areas considerable distance away will increase congestion and emissions. In particular from the east of the District. In that direction the next available KFC is at Goring. There are many units available for a KFC in the far more sustainable location of Littlehampton Town Centre. The experience of 24 hour opening of a drive through at Crossbush has been routes to it decorated with fast food wrappings flying around in the wind and much noise and disturbance as these locations become natural meeting points for those who socialise in their cars overnight. The amenity of residents in the neighbouring Hotel must be considered with the likely noise of the serving system and the customers using the premises. The current provision of a Little Chef and BK open from 7am to 10pm serves those staying at the Hotel and those passing by on the A27/A29. Changing the status to a drive through operating overnight seeks to attract people to make specific journeys to buy this brand. In higher density areas the location of localised take aways and restaurants with delivery services is a far more sustainable way of catering for demand. Further the proposed uses will be detrimental to the amenity of residents staying at the neighbouring Hotel.*

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

Neil Crowther  
Group Head of Planning