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12 January 2017

Karl Roberts
Assistant Director of Planning Services
& Economic Regeneration
Arun District Council
Civic Centre
Maltravers Road
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Dear Sir/Madam

**LAND SOUTH OF NEW ROAD AND EAST OF BROOK LANE – RUSTINGTON
REVISED PLANNING APPLICATION FOR RETAIL AND PUBLIC HOUSE DEVELOPMENT
PLANNING PORTAL REF: PP-05720033**

We act on behalf of SDB Investments Ltd and Commercial Development Projects Ltd in respect of the above site.

As you will recall, planning permission by the Local Planning Authority on 27 June 2016 in respect of proposals to develop the site for a Marks and Spencer Foodhall and a separate family public house with access from the A259 New Road via a reconfigured Brook Lane (LPA Ref: A/23/15/OUT). The application was submitted jointly with M&S who were fully supportive of the proposals.

Following review of the approved development, an alternative access to the development from the A259 is preferred. This will position the main access point roughly midway between the approved commercial units enabling the existing access to Brook Lane to be close off. Access to Brook Lane and other land within the applicants control to the west would be provided from the internal road within the development.

Accordingly, we have submitted a revised hybrid planning application jointly on behalf of the above parties via the Planning Portal for the following:

“Full Planning Permission is sought for development of the site for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping and associated works.

Outline Planning Permission sought for development of a public house (Class A4) comprising 581sqm at ground floor level with matters of appearance and scale reserved.”

As stated, the revised proposal relates only to the proposed access arrangements. Whilst this has a minimal consequential effect on the site layout, the scale, siting and design of the M&S Foodhall and public house have remained the same. Accordingly, the application is supported by a revised Transport Assessment and Road Safety Audit which provides comprehensive justification for the revised proposals.

Matters of retail policy, specifically the sequential test and retail impact, were fully considered by the LPA as part of the original application. This included consideration of an initial Retail Statement and a series of updates to the assessment in response to matters raised by the Council's retail consultant. In granting planning permission the Council accepted that there are no sequentially preferable sites for the proposed foodstore and that there would not be a significant adverse trading impact on existing Centres. We do not consider that there has been a material change in circumstances locally since permission was granted that



should lead the Council to reach a different conclusion. However, we have submitted a revised Retail Statement in order to ensure that the assessment relating to the revised proposals is up to date.

None of the other planning matters relating to the assessment of the original proposals have changed since planning permission was granted. Accordingly, the additional supporting information is essentially the same as previously submitted.

Accordingly, please find enclosed the following documentation which comprise the revised application:

- | | |
|--|------------------------------|
| 1. Application Forms | |
| 2. Ownership Certificate B | |
| 3. Site Location Plan | - Drawing No: 117-P-10 |
| 4. Existing Site Plan | - Drawing No: 117-P-10 |
| 5. Proposed Site Plan | - Drawing No: 117-P-11G |
| 6. Proposed Floor Plans for M&S Foodstore | - Drawing No: 117-P-12A |
| 7. Proposed Elevations for M&S Foodstore | - Drawing Nos: 117-P-13 & 14 |
| 8. Computer Generated Views | |
| 9. Illustrative details of proposed Public House | |
| 10. Planning Statement (Revised) | - Montagu Evans |
| 11. Retail Statement (Revised) | - Montagu Evans |
| 12. Transport Assessment/Travel Plan (Revised) | - Redwood Partnership |
| 13. Design and Access Statement (Revised) | - Add Architects |
| 14. Flood Risk Assessment | - PBA |
| 15. Ground Conditions Report | - PBA |
| 16. Ecological Phase 1 Assessment | - Middlemarch |
| 17. Arboricultural Method Statement | - Middlemarch |
| 18. Lighting Impact Statement | - GW Lighting |
| 19. Archaeological Assessment | - CGMS |

Payment of the statutory application fee of £8,470 has been made via the BACS. This has been calculated in accordance with the hybrid nature of the application as follows: full planning permission for 1,487sqm (£7,700) plus outline planning permission for site area of 0.15ha (£770).

As with the original proposal, the revised application has been comprehensively assessed in terms of its compliance with the National Planning Policy Framework and the statutory development plan. It has been demonstrated that:

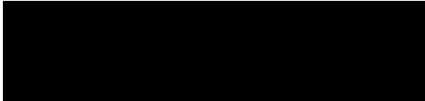
- The Application Proposal comprises the beneficial use of land on the edge of the existing urban area which currently performs no strategic role.
- The Application Proposal has been designed as a natural extension of recently approved mixed commercial development on the Mill Lane Site to the east.
- The development will meet the specific requirements of Marks and Spencer Plc who wish to invest in the area and can be delivered in the short term by one of the Company's experienced development partners, CDP Ltd.
- The Application Proposal will result in significant economic benefits including substantial business investment in the area, increased economic activity and employment opportunities. Approximately 110 permanent new jobs would be created in addition to employment generated during the construction phase.
- There are no suitable sites within or on the edge of Rustington and Littlehampton Centres that would be suitable alternatives to the Application Site for the proposed foodstore.
- The proposed foodstore would not give rise to significant adverse impact on the vitality and viability of existing Centres.
- The proposed development accords with NPPF and development plan objectives in respect of design and accessibility; local amenity; highways and transport; flooding and drainage; ecology and trees; archaeology and infrastructure.

- The development will result in clear economic, social and environmental gains and therefore comprises a sustainable form of economic development.

On this basis the revised proposal would not conflict with the objectives of the statutory development plan and is in compliance with the NPPF. The presumption in favour of granting planning permission therefore applies and we respectfully request that the application is approved.

We trust that you will find the application documentation in order and look forward to receiving the validation notice in due course.

Yours sincerely



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