

Michael Finnegan  
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Partnership House  
Carlisle Place  
London  
SW1P 1BX

**Your Ref:** OWPC13606  
**Our Ref:** A/11/17/OUT 18-01-2017  
**Please ask for:**  
David Innes

20th April 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan.

Land south of New Road (A259) & East of Brook Lane Angmering

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Thank you for your internet representation made on 19th April 2017 which has been recorded as '**an objection**' with the comments as follows:

*Dear Mr Innes*

*Re: A/11/17/OUT*

*We write in response to the comments in the Montagu Evans Retail Statement dated March 2017.*

*We strongly disagree with the comments that Waitrose in Littlehampton 'failed to operate successfully' or that the store was 'not viable' and was 'a failure' whilst it was open there. That is simply not correct.*

*Waitrose invested a considerable sum in fitting out and moving into the Littlehampton store in 2011. The store was purpose built as a food supermarket so was physically suitable and traded well for us during this time, being connected to the Town Centre and with its own adjoining level car park.*

*The decision to relocate to Rustington was triggered by a significant and commercially generous incentive package from the Landlord of the Rustington Store, and was not due to performance of the Littlehampton store.*

*We remain concerned that the proposed Simply Food store will have a significant and detrimental impact on the Rustington Waitrose store and Rustington Town Centre as a whole. Please include this letter as an objection to the application.*

*Yours sincerely*

*Michael Finnegan  
Waitrose*

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