



Rustington Parish Council

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Website: www.rustingtonpc.org

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our ref: CW/CH/PLAN/17
Date: 25 April 2017

Dear Sir

A/11/17/OUT - Hybrid application to include Full planning permission for a retail unit (Class A1) comprising 1,487 square metres with associated access, car parking, servicing, landscaping and associated works and Outline planning permission with some matters reserved (scale and appearance) for public house (Class A4) comprising 581 square metres (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan - Land South of New Road (A259) and East of Brook Lane, Angmering

My Council has considered this application and wishes to make the following observations and objections:-

- (i) The proposal will most definitely result in increased traffic levels/flows as a result of not only this development but also the Manor Retail Park and the proposed new mixed use development comprising up to 90 No. residential units and a care home, which will obviously cause congestion and will add to the hazards of highway users in this vicinity.
- (ii) The proposal will generate an unacceptable increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety, and will result in an excessive amount of development being dependent on a single point of access.
- (iii) The introduction of a new access for the proposed development, will have a major adverse effect on the traffic flows on the A259 in this vicinity, which already sees much congestion at peak times.
- (iv) The proposed creation of an additional new access to and from the A259, coupled with the increased use of Brook Lane, only 80 metres further along the A259, as detailed in Application No. A/44/17/OUT, if permitted, would cause vehicles to be decelerating and accelerating at a further two points along this stretch of road will, most certainly increase the hazards to road users and will present a serious safety issue for the future, and is totally unacceptable.



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- (v) It would be a sensible approach, and certainly most beneficial, if the Applicants for this proposal and A/44/17/OUT could work together to achieve an enhanced single point of access which would alleviate the impact on the highway traffic infrastructure, and also fulfil the criteria of all relevant transport policies (West Sussex County Council), including the provision of public transport.
- (vi) The construction of a footbridge across the railway line is imperative in the interests of health and safety and would need to be a strict condition of any permission granted, which would have to be implemented, without further discussion or negotiation by any prospective future developers. The responsibility for providing a footbridge should, therefore, lie jointly with both this Applicant and the Applicant for A/44/17/OUT.

The local Planning Authority should therefore go to lengths to ensure that there could be no legal loop hole that would allow a Developer to renege on the agreement at a future date. There have been a large number of fatalities on the railway line at this location in the past and, in the interests of the safety of pedestrians wanting to access the development from the public right of way from either Brook Lane or Penfold Lane to the south, no permissions should be granted without the undertaking to construct this footbridge.

- (vii) In order to encourage pedestrians to be able to travel easily and safely from the proposed retail development to all areas of Rustington Village, as well as to the residential development proposed in A/44/17/OUT, improvements would be crucial to Penfold Lane, a public footpath currently in a very poor state of repair. The local Planning Authority is, therefore, urged to ensure that financial provision is secured jointly from the Applicants for both of the aforementioned Planning Applications, as a condition of any permission granted.
- (viii) The proposal, by reason of its location outside of a built up area and in a Flood Zone, albeit only Zone 1, is in conflict with policies contained within the Local Plan.
- (ix) Following appraisal of the resubmitted Retail Study, the Council does not believe that the sequential test has been accurately presented by the Applicant, and would therefore urge the local Planning Authority to ensure further investigation is undertaken.
- (x) Whilst it is understood that Section 106 monies were granted in respect of A/23/15/OUT based on the fact that Littlehampton Town Centre would be more adversely impacted upon than Rustington in the terms of its retailers, based on the updated Retail Statement accompanying this Application which indicates that the cumulative impact will be far higher for Rustington, namely 4.48% for Littlehampton and 6.5% for Rustington, the Council believes that any Section 106 monies in respect of this proposed development should be re-allocated based on the above information.
- (xi) In the Retail Assessment of Rustington, the Applicant states that "Rustington has a strong a robust centre". However, over the past few months several businesses have closed down or re-located to smaller premises due, in the main, to the migration of trade to larger out of town Supermarkets/Stores.

- (xii) Taking account of the fact that the local Planning Authority is currently producing a new Retail Study, my Council would like to reserve the right to make further comments on this Application when it has had an opportunity to consider the contents of the 2017 Study.

Yours faithfully

A large black rectangular box redacting the signature of Mrs Carole Ward.

Mrs Carole Ward
Clerk of the Council