

Alison
27 Bushby Avenue
Rustington
West Sussex
BN16 2BY

Your Ref: OWPC19011
Our Ref: A/11/17/OUT 18-01-2017
Please ask for:
Claire Potts

29th June 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

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

Thank you for your internet representation made on 28th June 2018 which has been recorded as '**an objection**' with the comments as follows:

I have been concerned regarding a recent decision made by the Development Control Committee against the Officer recommendation.

Now in A11/17 OUT It will reconsider the same application with the same officer recommendation albeit with drawings attempting to show how the flow of traffic will work through this incredibly complex scenario involving two land owners which still carries the concerns of the Highways Department. The adoption of the roads post development is also a concern.

With thus application Arun has a duty to follow the planning framework and M&S has made no secret of its business model targeting out of town developments, which suck the life out of nearby centres. It naturally follows, as did the conclusion of the Judicial Review that "the sequential test cannot be interpreted on the basis of an individual retailer's corporate requirements and the proper interpretation of NPPF para 24, that the identity of an applicant or proposed occupier is irrelevant ". There was also no real justification of need for another food retailer. It was a complete bias to the identity of the retailer.

Rustington and Littlehampton have both had direct experience of losing an anchor store. In Rustington this was an horrendous experience and reduced footfall and trade to all shops, except the local Tesco Express and Iceland.

Marks and Spencer were offered the old Co-op Store, in Rustington, but even back then it did not fit their business model of investing in retail centres.

Waitrose has overwhelmingly demonstrated at both locations that success is possible. However, no retailer how ever big is safe when stealing business from a similar quality rival. Jobs within the village will be at risk.

There seems to be concern that M&S would walk away, to give weight to job creation. However, any jobs created would only be equalling job losses from a number of the

many food retailers in a three mile radius or the village which will lose footfall.

Instead of working hard to secure funding for the Town Centre that would be least affected, I would have hoped that Arun's Business Development Team could have actively encouraged M&S to populate the vacant Littlehampton store. This would have been consistent with the objectives of the Sustainable Community Strategy 2008-2016 protecting Littlehampton.

The Town Centre Manager, which was originally funded by a Rustington development, is asking for more Section 106 money to again fund this post, if it has been so successful surely it has already been budgeted for?

I am also extremely worried about putting a pub right next to a railway line, and an unmanned crossing, this coupled with the dreadful state of the locally named "Suicide Lane" (Penfold Lane) is a big issue and the applicant should share the costs of resurfacing this road and building a proper bridge.

Another point is sustainable public transport, as we await the outcome of the County Council's Bus Survey it is highly anticipated that funding will fall even further, even though this is contrary to their own "West Sussex Transport Plan 2011-2026"

If Rustington's trial to operate it's own Bus service does not continue, then none of the new developments along this section will be accessible by Public Transport. In Rustington's efforts to find funding for this service, not one of the individual business's on the Manor Retail Park on the No.12 route felt it wanted to contribute, despite roughly 100 people using the bus.

This bus brings people into Rustington, and serves the people of the area who need Public Transport, monies should be available to assist with this service.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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