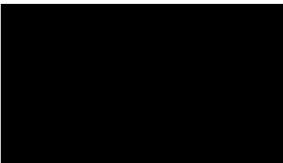


Your Ref

Our Ref EDL/CDP/LH-Feb15-01

Date 27 February 2015

Karl Roberts
Assistant Director of Planning Services & Economic Regeneration
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Mr Roberts

**LAND SOUTH OF NEW ROAD AND EAST OF BROOK LANE – RUSTINGTON
PLANNING APPLICATION FOR RETAIL AND PUBLIC HOUSE DEVELOPMENT
PLANNING PORTAL REF: PP-03884595**

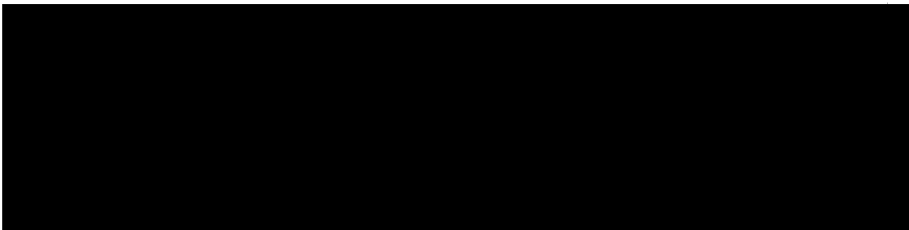
We act on behalf of SDB Investments Ltd and Commercial Development Projects Ltd and this application is submitted jointly by SDB Investments Ltd, Commercial Development Projects Ltd and Marks and Spencer Plc in respect of the above site.

The site comprises approximately 2.6ha located north of the urban area of Rustington between the A259 New Road and the railway line. It is proposed to develop the site for an M&S Simply Food Store and a separate family public house which will sit alongside the A259 New Road. This will represent a substantial investment in the local area and the creation of approximately 110 permanent jobs. It will also be a natural extension of recently approved mixed commercial development on the adjacent site to the east.

The proposals have been subject to pre-application consultation with the Council (LPA Ref PAA/147/14). The pre-application response outlined a number of matters to be addressed as part of any planning application.

A formal Screening Opinion was issued on 5 January 2015 which confirmed that an Environment Impact Statement is not required for the proposed development (LPA Ref PE/00807/14).

There has also been targeted consultation with the local community which took place throughout December 2014. The response from the local consultation recorded an overwhelming level of support from local people for the proposed development, particularly in relation to the M&S Simply Food store.



Accordingly, we have today submitted a hybrid planning application 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."

The following documentation comprises the application:

- | | |
|---|--------------------------------|
| 1. Application Forms | |
| 2. Ownership Certificate C | |
| 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-11C |
| 6. Proposed Floor Plans | - Drawing No: 117-P-12A |
| 7. Proposed Elevations for M&S Simply Food | - Drawing Nos: 117-P-13 & 14 |
| 8. Proposed Landscaping Plan | - Drawing No: KL.264.001 |
| 9. Computer Generated Views | |
| 10. Illustrative details of proposed Public House | |
| 11. Planning Statement | - Blue Sky Planning |
| 12. Retail Statement | - Blue Sky Planning |
| 13. Operator Statement | - Marks & Spencer Plc |
| 14. Transport Assessment/Travel Plan | - Redwood Partnership |
| 15. Design and Access Statement | - Add Architects |
| 16. Statement of Community Engagement | - Meeting Place Communications |
| 17. Flood Risk Assessment | - PBA |
| 18. Ground Conditions Report | - PBA |
| 19. Ecological Phase 1 Assessment | - Middlemarch |
| 20. Arboricultural Method Statement | - Middlemarch |
| 21. Lighting Impact Statement | - GW Lighting |
| 22. Archaeological Assessment | - CGMS |

Additionally, please find enclosed a cheque in the sum of £8,470 in respect of the planning application fee. 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).

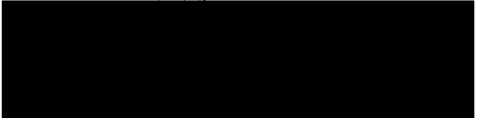
The proposed development has been comprehensively assessed in terms of its compliance with the National Planning Policy Framework and the statutory development plan. It has been demonstrated that:

- 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 M&S Simply Food store.
- The Simply Food Store would compete primarily with existing out of centre foodstores in this locality and would not give rise to significant impact on the vitality and viability of Rustington and Littlehampton 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 application proposal is in compliance with the NPPF and would not conflict with the objectives of the statutory development plan. 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


Edward Ledwidge MRTPI
Director
On Behalf of Blue Sky Planning Ltd

Encs.