

Mr Garry Oldfield
23 Brookenbee Close
Rustington
West Sussex
West Sussex
BN163SH

Your Ref: OWPC6380
Our Ref: A/23/15/OUT 27-02-2015
Please ask for:
Dan McEwan

27th July 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works.

Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level - This is a Departure from the Development Plan

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

Thank you for your internet representation made on 27th July 2015 which has been recorded as '**an objection**' with the comments as follows:

Rustington and it's neighbouring towns currently have have a glut of supermarkets. The requirement for another is not needed. Secondly the mixture of a family Pub which will no doubt be a low cost carvery selling cheap alcohol and a railway crossing is a recipe for disaster. Penfold Lane will be littered with beer bottles as the Worthing Road currently is every Saturday and Sunday morning and will also become a rat run for people using the pub. This is a project solely fueled by greed and would be detrimental to the surrounding area.

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

Karl Roberts
Director Planning & Economic Regeneration