



7th September 2015

Mr N Crowther
Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref RG/SPRUSTINGTON6.1
Your Ref A/23/15/OUT

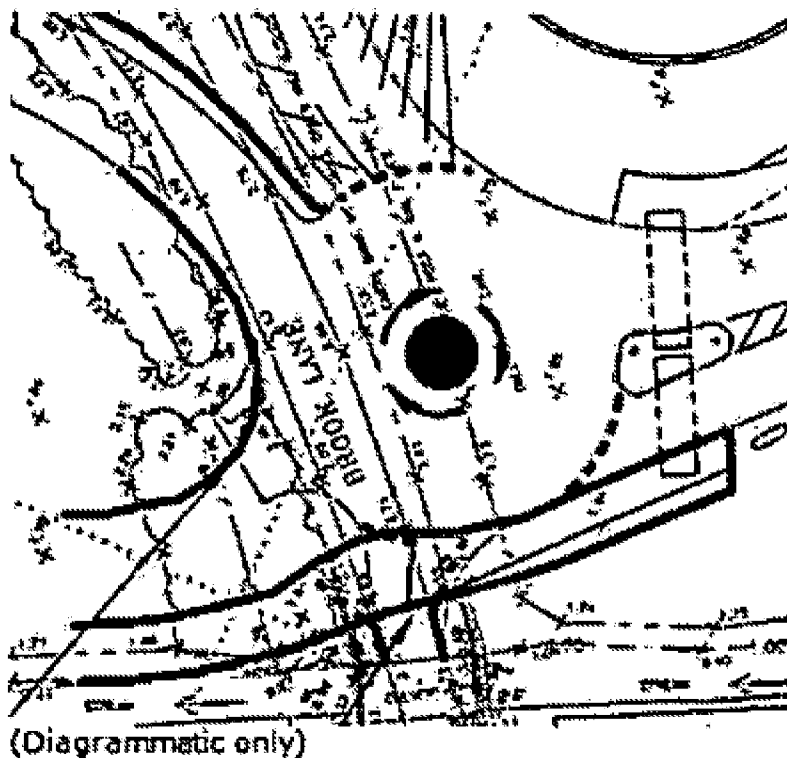
Dear Mr Crowther

Mixed-Use Development on Land south of A259 New Road and East of Brook Lane, Angmering, West Sussex

We write, on behalf of our client Store Property Investments Ltd, to comment on the proposed development at the above site. Specifically, our comments below are in relation to the West Sussex County Council (WSCC) Consultation Response dated 14th August 2015.

Having reviewed the WSCC's response we would like to highlight two areas of concern;

- It is stated in the response from WSCC that it is their view that the Brook Lane arm of the mini-roundabout could be better served as a crossover resulting in a three arm roundabout. The below sketch was included along with this comment.



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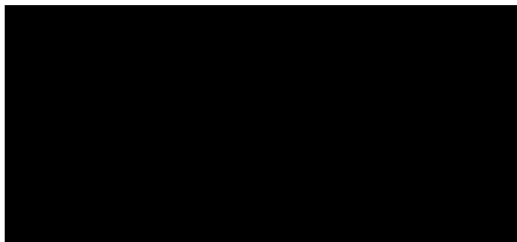


Whilst it is appreciated that the sketch is for diagrammatic purposes only, we have concerns as to how this would operate and the potential safety implications, especially when taking into consideration the potential impact of future development using the western arm of the roundabout. Specifically, concerns are regarding the visibility to and from the Brook Lane crossover and the unknown intensification of use of the roundabout when considering the potential for future development on the site to the west. It is therefore considered that if WSCC consider that the developer's proposal of a four arm roundabout is not suitable then a full redesign is required taking all existing and potential future users into consideration.

- It is also stated in the WSCC response that the proposed layout would encourage 'trespass' on Brook Lane between the roundabout and the railway crossing and that the developer should therefore secure a right of way along this route. As has been stated in previous correspondence, and contrary to the view of the developer, we wholeheartedly agree with WSCC on this point as the railway crossing and Brook Lane provides access from the large residential areas to the south and it seems entirely logical that pedestrians would use Brook Lane to access the development. This should be considered alongside Network Rail's concern regarding safety at the railway crossing as part of proposed pedestrian access improvements.

We trust that these comments are helpful and will be considered in determining the planning application.

Yours sincerely



Richard Gregory
Principal Consultant

