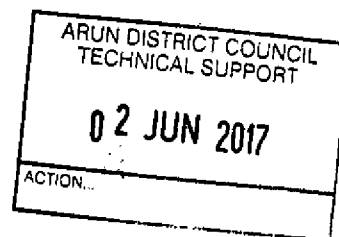




Rustington Parish Council

Council Offices, 34 Woodlands Avenue, Rustington, West Sussex BN16 3HB

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



Our Ref: CW/PLAN/17
Date: 31 May 2017

Dear Sir

A/23/15/OUT - Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487 square metres (1,022 square metres ground floor and 465 square metres mezzanine) with associated access, car parking, servicing, landscaping and associated works. Outline Planning Permission for a public house (Class A4) comprising 581 square metres at ground floor level - This is a Departure from the Development Plan - Land South of New Road (A259) and East of Brook Lane, Angmering

My Council has agreed that the following observations/objections should be made in respect of the substitute Retail Statement and Operator Statement from Marks and Spencer PLC supporting this application:-

- (i) Following appraisal of the resubmitted Retail Statement, 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
- (ii) Whilst it is understood that on 28 June 2016 Section 106 monies were originally 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
- (iii) In the Retail Assessment of Rustington, the Applicant states that "Rustington has a strong 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.

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- (iv) In Appendix 2, it is stated that there are two vacant units, but there are now, in fact, five vacant units
- (v) The Health Check (Appendix 5) in respect of Rustington states that there are multiple greengrocers when in fact there is now only one. It also states that National Retailer, Monsoon, is represented in the Village. This is inaccurate and somewhat misleading, in that the retail unit Monsoon is in fact an independent Indian Restaurant and not part of any National Retailer. There is already significant out-of-centre provision at the Rustington Retail Park, Manor Retail Park and, slightly further afield, ASDA, Morrisons and Tesco Supermarket Units, and it is felt that any addition to this will have the cumulative effect of causing a significant adverse impact on Rustington's Village Centre
- (vi) The updated Retail Statement refers to the Travel Plan and Travel Assessment. These two documents refer to public transport accessibility, but the details contained therein are now out of date and contain a number of inaccuracies
- (vii) Taking account of the fact that it is understood that the local Planning Authority is currently producing a new Retail Study, the 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



Mrs Carole Ward
Clerk of the Council