



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/CH/JM/PLAN/18
Date: 12 September 2018

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 - Re-advertisement due to Substitute Highway Access Plan and Off-Site Cycle Footpath Plans

My Council has considered this application and wishes to make the following observations and objections:-

- (i) Following appraisal of the resubmitted Retail Statement, the Council does not believe that the sequential test has been accurately presented by the Applicant or its Consultants, and would, therefore, urge the Local Planning Authority to ensure that further investigation is undertaken
- (ii) 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 a cumulative effect of causing a significant adverse impact on Rustington Village Centre

The Council believes that no definite need has been identified other than a small survey of less than 1% of the residents in the immediate area the development hopes to serve

- (iii) The proposal will generate an unacceptable increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety, and will result in an excessive amount of development being dependent on a single point of access



Working for the local Community

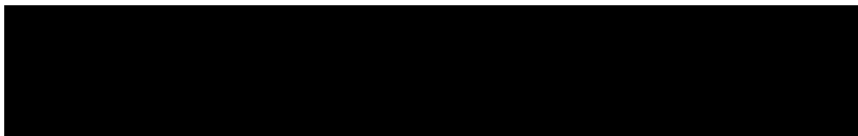
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- (iv) The Council is still extremely concerned that if a footbridge across the railway line is not constructed before this development is completed, and in particular the Public House, the hazards for the increased number of pedestrians crossing the railway at this point would increase to an unacceptable degree, which would result in additional risks to their health and safety
- (v) The proposal will most definitely result in increased traffic levels/flows as a result of not only this development but also the Manor Retail Park and the proposed new mixed use development comprising up to 90 No. residential units and a care home, which will obviously cause congestion and will add to the hazards of highway users in this vicinity
- (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) In order to encourage pedestrians to be able to travel easily and safely from the proposed retail development to all areas of Rustington Village, as well as to the residential development proposed in A/169/17/OUT, improvements would be crucial to Penfold Lane, a public footpath currently in a very poor state of repair. The local Planning Authority is, therefore, urged to ensure that financial provision is secured jointly from the Applicants for both of the aforementioned Planning Applications, as a condition of any permissions granted
- (viii) The proposal, by reason of its location outside of a built up area and in a Flood Zone, albeit only Zone 1, is in conflict with policies contained within the Arun Local Plan.

Yours faithfully



Mrs Carole Ward
Clerk of the Council