

FURTHER REPORT UPDATE

Application No: A/23/15/PL

Reason for the Update / Changes

Further representations, consultee responses and amended Highway Access plan received, plus update on Unilateral Undertaking.

The Unilateral Undertaking has been signed – see attached Legal Instruction form

REPRESENTATIONS:

Additional representations received as follows:

Rustington Parish Council – Objection

- Sequential test has not been accurately presented by the applicant, urge LPA to investigate further
- Any addition to existing out of centre provision will have cumulative effect of causing a significant impact on Rustington Village Centre, plus no need identified
- Unacceptable increase in traffic to detriment of highway safety and congestion
- Concern over timing of footbridge over railway and hazards to pedestrians
- Travel Plan and Travel Assessment out of date and inaccurate
- Improvement required to Penfold Lane as footpath in poor state of repair – financial contribution required
- Conflict with policies in Arun Local Plan due to location outside built up area boundary and in a Flood Zone (Zone 1).

Dalton Warner Davis – Agents on behalf of Store Properties (17/09/18):- No further comments on revised access Plan REDW-3167-137 as it mirrors the Store Properties proposal. Maintain objection on retail grounds as previously set out. Suggested wording for conditions relating to the access.

Local resident objection re-iterating previous comments relating to: - failing sequential test, impact on Rustington village, no need for additional stores, former Waitrose building suitable alternative, and development will lead to further problems than identified.

Littlehampton Town Council, Cornfield Ward Councillor, makes the following comments: setting out background of why Waitrose moved to Rustington and the financial incentives for them to move; impact of Waitrose on Littlehampton which has significantly declined; contrary to Local Plan retail policies as former Waitrose site is a suitable alternative; no bus service at present and no 12 bus only operates Mon- Fri in the morning; site isolated for pedestrians; traffic congestion will be worsened; concern over retail saturation on the A259; contrary to local and national policy and should be refused.

Littlehampton Town Council – letter re-stating their objections to the application

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments are addressed in the original and update reports.

CONSULTATIONS

Additional consultation responses on the amended access plans as follows:

Southern Water: Previous comments apply

Sussex Police – Further advice on crime prevention and secure by design measures for both the retail unit and public house

Local Highway Authority:

Comments received 18/09/18 on revised plan REDW-3167-137 seeking amendments to the design in relation to the radii differing from A/83/18/RES (23m as opposed to 30m) and amendment to visibility splays.

Comments received on further revised plan REDW-3167-138 confirm that it is acceptable.

CONCLUSION

A further revised access plan has been submitted (ref REDW-3167-138) to address the concerns raised by the Local Highway Authority in relation to the differing radii and visibility splays. The applicant has provided justification for the entry radii (which departs from the standard 20m) and added the visibility splays to the revised plan to demonstrate that they can be achieved. Therefore, the revised plan improves the compatibility of the access with A/83/18/RES and the conclusion on highway access remains unchanged.