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26th March 2021

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/26/21/RES
Site Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL
Description of works: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

Thank you for your internet representation made on 26th March 2021 which has been recorded as an objection with the comments as follows:

OWQC34730

My Council is satisfied that the majority of its original critical observations have now been met but remains concerned that, in the absence of a Travel Plan (Condition 11 of the successful Appeal), the requirement of a safe route for pedestrians and cyclists to bus services, schools and shops has not been satisfactorily defined.

The construction of a bridge over the railway for pedestrian/cyclist use is welcomed but there is the need to emphasise that the use of Penfold Lane (Footpath No. 2159) in any plan is not suitable. The Lane is in a very poor state of repair, insecure with no surveillance or lighting, generally unfit for purpose and, most certainly hazardous for the type of use that would prevail once the bridge was constructed. Maintenance is almost non-existent as the Highway Authority's (West Sussex County Council) responsibility is to purely ensure that it is kept clear for pedestrian access.

With public safety at the forefront of its mind, my Council is particularly concerned that at most times of the year the Lane is used by a large number of vehicles, to access its Allotment Site at the northern end, on a daily basis. With no specifically determined pedestrian path along the Lane, it would be impossible to protect pedestrians from the hazards that would, most certainly, be experienced when using the Lane for the stated purposes.

My Council believes that Penfold Lane should not, therefore, be considered suitable to be used as the pedestrian access route from the railway bridge to the schools, bus services and shops, until measures have been imposed for it to be brought up to the standard necessary to address all of the above concerns.

The local Planning Authority is, therefore, urged to refuse to grant permission for this Application for the approval of Reserved Matters.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.