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19th August 2021

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

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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 18th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39697

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 until suitable connectivity to the site has been addressed.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

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

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

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**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://www1.arun.gov.uk/planning-application-finder>