

Date: 17th August 2021
Your Ref: A/26/21/RES
Our Ref: 12491D



6 New Bridge Street
London EC4V 6AB

Ms Anita Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Ms Gardner,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS IN RESPECT OF OUTLINE PERMISSION ALLOWED AT APPEAL (APP/C3810/W/17/3185128) AT LAND SOUTH WEST OF BROOK LANE AND SOUTH OF A259, RUSTINGTON

We act on behalf of Store Property Investments Ltd (the Applicant) and write to share additional information for application A/26/21/RES for:

"Approval of reserved matters of appearance, landscaping, layout and scale for the demolition of existing buildings on Site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington".

We have reviewed the following consultation responses provided by West Sussex County Council ('WSCC') Public Right of Way and Highways Officers and write to submit the following information:

- Existing Site Plan 3670-BRK-SRA-XX-XX-DR-A-04-005 Revision P03
- Proposed Site Plan 3670-BRK-SRA-XX-XX-DR-A-04-010 Revision P04
- Proposed Site Levels 3670-BRK-SRA-XX-XX-DR-A-04-011 Revision P03
- Block Plan 3670-BRK-SRA-XX-XX-DR-A-04-015 Revision P03
- Housing Plan 3670-BRK-SRA-XX-XX-DR-A-04-020 Revision P05
- Site Plan Floor Layouts 3670-BRK-SRA-XX-XX-DR-A-04-025 Revision P04
- Tenure Plan 3670-BRK-SRA-XX-XX-DR-A-04-030 Revision P04
- House Types 3670-BRK-SRA-XX-XX-DR-A-04-040 Revision P04
- Parking Types 3670-BRK-SRA-XX-XX-DR-A-04-050 Revision P02
- Proposed Site Layout reference SRARUST(BROOKLN).1/02 rev A prepared by Mayer Brown

The consultation responses provided by West Sussex County Council Public Rights of Way and Highways Officers are reproduced below for ease.

Partners

N M Fennell BSc MRICS
R J Greeves BSc (Hons) MRICS
A R Holden BSc (Hons) FRICS

G Bullock BA (Hons) BPL MRTPI
A Vickery BSc MRICS IRRV (Hons)
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI

A Meech BSc MRICS
S Page BA MA (Cantab) MSc MRTPI
S Price BA (Hons) DipTP MRTPI
P Roberts FRICS CEnv



DWD Property+Planning (DWD) is the trading name of Dalton Warner Davis LLP, a Limited Liability Partnership. Registered in England No. OC304838.
Registered Office: 6 New Bridge Street, London EC4V 6AB.

Public Right of Way Officer

"Can the developer please be asked how they plan on allowing cycles along the footpath, particularly through the open space / green area? This is not permitted without the footpath being upgraded to a bridleway, which has consequences for the bridge they are planning over the railway, or the landowner giving permissive rights"

Highways Officer

"How will cyclists rejoin the carriageway/enter the cycle route? I note the applicant suggests signage could be used but for such a short section I doubt this would be effective. A consistent approach through the site would be much more desirable."

"What measures would restrict motor vehicles utilising the western section?"

The design team has reviewed the consultation responses and Mayer Brown (transport consultant) have prepared an amended layout clarifying cycling the proposed cycling strategy (ref: SRARUST(BROOKLN).1/02 Revision A). The corresponding architectural plans have also been updated for consistency. In respect of the proposals, Mayer Brown has advised:

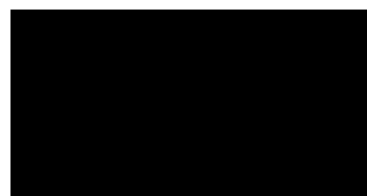
"The proposed site layout has been amended to retain the existing footpath along the PRow route, which will be improved to provide a continued width of at least 2.0m along with suitable surfacing within the development site. Cyclists will negotiate the development site using the roads provided, which are adequate for vehicles and cars to share, as set out in LTN 1/20. A short section of shared footway/cycleway is provided to the southwest of the development to provide cycle access to the open space areas.

Bollards have been provided where required, to ensure that motor vehicles cannot gain access to footpaths."

Further to our email correspondence on draft planning conditions and drawing references on 2 September 2021, please find enclosed an up to date list of drawings for your reference (Appendix 1).

We would be grateful if you could confirm receipt of the enclosed and seek confirmation from WSCC Highways and Public Right of Way Officers that the proposals are acceptable. Should you wish to discuss any aspect of the application then please do not hesitate to contact me.

Yours sincerely,



Alex Cole BSc (Hons) MSc MRTPI
Associate
DWD Property+Planning



Enc – Appendix 1 – Updated Plans List

Appendix 1 – Updated Plans List

Draft List of Approved Plans	DWD comment
3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P03 Proposed Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-010 Revision P04 Proposed Site Plan (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-011 Re P02 Proposed Site Levels	3670-BRK-SRA-XX-XX-DR-A-04-011 Revision P03 Proposed Site Levels (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P02 Block Plan	3670-BRK-SRA-XX-XX-DR-A-04-015 Revision P03 Block Plan (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P04 Housing Plan	3670-BRK-SRA-XX-XX-DR-A-04-020 Revision P05 Housing Plan (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-030 Rev P03 Tenure Plan	3670-BRK-SRA-XX-XX-DR-A-04-030 Revision P04 Tenure Plan (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-040 Rev P03 Housing Types	3670-BRK-SRA-XX-XX-DR-A-04-040 Revision P04 Housing Types (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-025 Rev P03 Site Plan Floor Layouts	3670-BRK-SRA-XX-XX-DR-A-04-025 Revision P04 Site Plan Floor Layouts (issued 15 th September 2021)
N/A	3670-BRK-SRA-XX-XX-DR-A-04-050 Revision P02 Parking Types (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-081 Rev P02 Existing Site Section CC & DD	Correct, issued 8 th July 2021
3670-BRK-SRA-XX-XX-DR-A-04-083 Rev P02 Existing Site Section GG & HH	Correct, issued 8 th July 2021
3670-BRK-SRA-XX-XX-DR-A-04-084 Rev P02 Existing Site Section JJ	Correct, issued 8 th July 2021
3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P03 Ancillary Building	Correct, issued 8 th July 2021
3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P03 Care Home Site Plan	Correct, issued 8 th July 2021
3670-BRK-SRA-XX-XX-DR-A-04-150 Rev P04 Care Home Ground Floor	Correct, issued 8 th July 2021
3670-BRK-SRA-XX-XX-DR-A-04-160 Rev P04 Care Home South West Elevation	Correct, issued 8 th July 2021
176_801_P3 Illustrative Landscape Masterplan	Correct, issued 8 th July 2021
176-001_P3 Landscape Plan (Location Plan for Landscape Plans)	Correct, issued 8 th July 2021
176-002_P3 Landscape Plan	Correct, issued 8 th July 2021
176-003_P3 Landscape Plan	Correct, issued 8 th July 2021
176-004_P3 Landscape Plan	Correct, issued 8 th July 2021
176-005_P3 Landscape Plan	Correct, issued 8 th July 2021
176-006_P3 Landscape Plan	Correct, issued 8 th July 2021

Appendix 1 – Updated Plans List

176-007_P3 Landscape Plan	Correct, issued 8 th July 2021
176-201_P3 Planting Plan	Correct, issued 8 th July 2021
176-202_P3 Planting Plan	Correct, issued 8 th July 2021
176-203_P3 Planting Plan	Correct, issued 8 th July 2021
176-204_P3 Planting Plan	Correct, issued 8 th July 2021
176-205_P3 Planting Plan	Correct, issued 8 th July 2021
176-206_P3 Planting Plan	Correct, issued 8 th July 2021
176-401_P3 Tree Pit Details in Soft Landscape	176-401_P1 Tree Pit Details in Soft Landscape (issued 8 th February 2021)
176-402_P3 Tree Pit Details in Hard Landscape	176-402_P1 Tree Pit Details in Hard Landscape (issued 8 th February 2021)
176-403_P3 Bow Top Railing with Matching Gate Detail	176-403_P1 Bow Top Railing with Matching Gate Detail (issued 8 th February 2021)
176-404_P3 Estate Railing Detail	176-404_P1 Estate Railing Detail (issued 8 th February 2021)
176-405_P3 Timber Fencing Detail	176-405_P1 Timber Fencing Detail (issued 8 th February 2021)
176-406_P3 Tree Protective Fencing Detail	176-406_P1 Tree Protective Fencing Detail (issued 8 th February 2021)
176-SCH-001_P3 Planting Schedule	Correct, issued 8 th July 2021 (issued 8 th February 2021)
3670-BRK-SRA-XX-XX-DR-A-04-005 Rev P02 Existing Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-005 Revision P03 (issued 15 th September 2021)
3670-BRK-SRA-XX-XX-DR-A-04-060 Rev P01 Existing Site Section AA	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-061 Rev P01 Existing Site Section CC & DD	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-062 Rev P01 Existing Site Section EE	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-063 Rev P01 Existing Site Section GG and HH	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-064 Rev P01 Existing Site Section JJ	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-080 Rev P01 Site Section AA	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-082 Rev P01 Site Section EE	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-151 Rev P02 Care Home First Floor	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-152 Rev P03 Care Home Second Floor	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-153 Rev P03 Care Home Roof Plan	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-161 Rev P03 Care Home North West Elevation	Correct, issued 8 th February 2021

Appendix 1 – Updated Plans List

3670-BRK-SRA-XX-XX-DR-A-04-162 Rev P03 Care Home North East Elevation	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-163 Rev P03 Care Home South East Elevation	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-200 Rev P02 Plots 1-2 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-205 Rev P02 Plots 3-6 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-206 Rev P02 Plots 3-6 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-206-P03 Plots 3-6 Roof Plans (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-210 Rev P02 Plots 7-8 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-215 Rev P02 Plots 9-12 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-216 Rev P02 Plots 9-12 Roof Plan	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-220 Rev P02 Plots 13-16 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-221 Rev P02 Plots 13-16 Roof Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-225 Rev P02 Plots 17-20 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-226 Rev P02 Plots 21 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02 Plots 17-20 Roof Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02 Plots 22-23-24 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02 Plots 25 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02 Plots 26-32 Plans	3670-BRK-SRA-XX-XX-DR-A-04-245-P03 Plots 26-32 Plans (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-250 Rev P02 Plots 27-30 Plans	3670-BRK-SRA-XX-XX-DR-A-04- 250-P03 Plots 27-30 Plans (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-251 Rev P02 Plots 27-30 Roof Plan	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-255 Rev P02 Plots 31-68 Plans	3670-BRK-SRA-XX-XX-DR-A-04-255-P03 Plots 31-68 Plans (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-260 Rev P02 Plots 33-34 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-265 Rev P02 Plots 35-36-37 Plans	3670-BRK-SRA-XX-XX-DR-A-04-265-P03 Plots 35-36-37 Plans (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-270 Rev P02 Plots 38-39 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-275 Rev P02 Plots 40-43-60-61-77-78-87-88 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-280 Rev P02 Plots 44-47 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-285 Rev P02 Plots 48-51 Plans	3670-BRK-SRA-XX-XX-DR-A-04-285-P03 Plots 48-51 Plans (Issued 1 st March 2021)

Appendix 1 – Updated Plans List

3670-BRK-SRA-XX-XX-DR-A-04-286 Rev P02 Plots 48-51 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-286-P03 Plots 48-51 Roof Plans (Issued 1 March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-290 Rev P02 Plots 52-55-56-59 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-291 Rev P02 Plots 52-55-56-59 Roof Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-295 Rev P02 Plots 62-67-69-76 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-300 Rev P02 Plots 79-86 Plans	3670-BRK-SRA-XX-XX-DR-A-04-300-P03 Plots 79-86 Plans (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-04-305 Rev P02 Plots 89 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-310 Rev P02 Plots 90 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-200 Rev P02 Plots 1-2 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-205 Rev P02 Plots 3-6 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-210 Rev P02 Plots 7-8 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-215 Rev P02 Plots 9-12 Elevations 2-1	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-216 Rev P02 Plots 9-12 Elevations 2-2	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-220 Rev P02 Plots 13-16 Elevations 1-2	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-221 Rev P02 Plots 13-16 Elevations 2-2	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-225 Rev P02 Plots 17-20 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-230 Rev P02 Plots 21 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-235 Rev P02 Plots 22-23-24 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-240 Rev P02 Plots 25 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-245 Rev P02 Plots 26 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-250 Rev P02 Plots 27-30 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-250-P03 Plots 27-30 Elevations (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-05-255 Rev P02 Plots 31-68 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02 Plots 21 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02 Plots 22-23-24 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02 Plots 25 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02 Plots 26-32 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-04-250 Rev P02 Plots 27-30 Plans	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-255 Rev P02 Plots 31-68 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-260 Rev P02 Plots 33-34 Elevations	Correct, issued 8 th February 2021

Appendix 1 – Updated Plans List

3670-BRK-SRA-XX-XX-DR-A-05-265 Rev P02 Plots 35-36-37 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-265-P03 Plots 35-36-37 Elevations (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-05-270 Rev P02 Plots 38-39 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-275 Rev P02 Plots 40-43-60-61-77-78-87-88 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-275-P03 Plots 40-43-60-61-77-78-87-88 Elevations (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-05-280 Rev P02 Plots 44-47 Elevations	Correct, issued 8 th February 2021
N/A	3670-BRK-SRA-XX-XX-DR-A-05-285-P02 Plots 48-51 Elevations (Issued 1 st March 2021)
3670-BRK-SRA-XX-XX-DR-A-05-290 Rev P02 Plots 52-55-56-59 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-295 Rev P02 Plots 62-67-69-76 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-300 Rev P02 Plots 79-86 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-301 Rev P02 Plots 79-86 Gable Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-305 Rev P02 Plots 89 Elevations	Correct, issued 8 th February 2021
3670-BRK-SRA-XX-XX-DR-A-05-310 Rev P02 Plots 90 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-310-P03 Plots 90 Elevations (Issued 1 March 2021)
Pedestrian Right of Way SRARUST(BROOKLN).1/01	Pedestrian Right of Way SRARUST(BROOKLN).1/02 Revision A (Issued 15 th September 2021)
General Arrangement Plan LEAP 176-012 P1	Correct, issued 24 th August 2021
General Arrangement Plan LAP1 176-013 P1	Correct, issued 24 th August 2021
General Arrangement Plan LAP2 176-014 P1	Correct, issued 24 th August 2021
General Arrangement Plan LAP3 176-015 P1	Correct, issued 24 th August 2021
Play Areas – Equipment and Proposal 176-102	Correct, issued 24 th August 2021
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.	