

Date: 22nd October 2021
Your Ref: A/26/21/RES
Our Ref: 12491D

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



6 New Bridge Street
London EC4V 6AB

W: dwdllp.com

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

- Proposed Site Plan 3670-BRK-SRA-XX-XX-DR-A-04-010 Revision P06
- Proposed Site Levels 3670-BRK-SRA-XX-XX-DR-A-04-011 Revision P05
- Block Plan 3670-BRK-SRA-XX-XX-DR-A-04-015 Revision P05
- Housing Plan 3670-BRK-SRA-XX-XX-DR-A-04-020 Revision P07
- Housing Plan 3670-BRK-SRA-XX-XX-DR-A-04-020 Revision P06
- Housing Types 3670-BRK-SRA-XX-XX-DR-A-04-040 Revision P06
- Site Plan Floor Layouts 3670-BRK-SRA-XX-XX-DR-A-04-025 Revision P06
- Tenure Plan 3670-BRK-SRA-XX-XX-DR-A-04-030 Revision P06
- Parking Types 3670-BRK-SRA-XX-XX-DR-A-04-050 Revision P04
- Ancillary Building 3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P05
- Illustrative Landscape Masterplan 176_801_P4
- Landscape Plan (Location Plan for Landscape Plans) 176-001_P4
- Landscape Plan 176-002_P4

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



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- Landscape Plan 176-003_P4
- Landscape Plan 176-004_P4
- Landscape Plan 176-005_P4
- Landscape Plan 176-006_P4
- Landscape Plan 176-007_P4
- Planting Plan 176-201_P4
- Planting Plan 176-202_P4
- Planting Plan 176-203_P4
- Planting Plan 176-204_P4
- Planting Plan 176-205_P4
- Planting Plan 176-206_P4
- Planting Schedule 176-SCH-001_P4
- Pedestrian Right of Way SRARUST(BROOKLN).1/02 Revision C
- General Arrangement Plan LAP 176-013 Revision P2

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

Public Right of Way Officer

"In response, whilst cyclists are allowed on the section of Public Right of Way FP2159 that is being urbanised into a road, from the point where the developer proposes to install bollards to prevent vehicular use,

1) We would need to approve these bollards, we would need to see a demonstrable need for their installation and approve the design,

2) Cyclists are not allowed to proceed along the footpath without permissive cycle rights being given under agreement by the landowner.

I note also that to the west of the development, the developer has indicated that their internal cycle path will join with FP2159 outside their red line boundary.

Again, any cyclists that have cycled through the green area along the developer's cycle route will have to dismount once more without the same permissive cycle rights being given by the landowner. Does the developer have control over the land at this point to give permission? We obviously can't enter into any permissive agreement on land outside of their control.

We appreciate the developer's desire to promote sustainable and active travel modes however, with no ability to continue cycling along FP2159 in either direction outside the developer's red line boundary, there is no sense in allowing cyclists to use FP2159 so little incentive to enter to any permissive agreement along any of it. The section from the bollards to the western point is under 500m and under the acceptable distance people are generally happy to walk."

Highways Officer

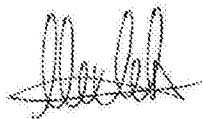
"In addition to Donnas comments (any would highlight the issue of the red line boundary) I would draw attention to the applicants statement of case from the appeal. This details the onwards links and connectivity to be provided through the site which is not apparent within the RM application.

In addition to the bollards shown at the proposed site some would also be likely to be required at the area highlighted yellow on the plan below."

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