

Rustington Parish Council

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

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our Ref: CW/PLAN/17

Date: 20 July 2017

Dear Sir

A/84/17/PL - New retail unit with mezzanine together with associated car parking and service road - This is a Departure from the Development Plan - Rustington Golf Centre, Golfers Lane, Angmering

My Council has considered this application in great detail and wishes to object to it on the following grounds:-

- (a) It is understood that A1 permission is being sought for a standalone retail unit, with a particular tenant in mind, which could arguably result in a positive impact in this area. However, if this tenant does not subsequently move into this unit, then permission would be in place for any type of retail unit, which could result in yet another grocery/food outlet in what can only be described as an already saturated area in respect of such units. The retail impact of this possibility is not assessed in this Application and, therefore, significant changes would need to be made to the Retail Assessment to consider any other such operator
- (b) The Section 106 Agreement from Application No. A/77/16/PL makes financial provision for an improvement of access at the entry point to the site for cycles and pedestrians. This needs to be a condition of this Application and should also be part of the remit for the Travel Plan Co-ordinator, as without correct implementation of this access route the Travel Plan Co-ordinator will be unable to achieve and deliver its own objectives
- (c) Whilst the comments from Highways England are welcomed, it is unfortunate that the West Sussex County Council Highways Department does not consider that the severe increase in traffic, which will most certainly be generated by the introduction of this major retail unit, will be a risk to the current strategic network in this vicinity. The current congestion at all times of the day in Mill Lane is of extreme concern, particularly as any increase in traffic levels will result in gridlock for road users exiting Rustington

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- (d) Taking this into account, the Travel Plan does not comply and, most certainly, contravenes the Arun District Council Local Plan 2003 Transportation Policies, namely:-

GEN4:-

- (i) Located so as to minimise the demand for travel;
 - (ii) It does not materially add to existing road congestion and air pollution; and
 - (iii) Appropriate provision is made for safe and convenient access by public transport, cyclists and pedestrians
- (e) The Travel Plan contains a number of inaccuracies, including the fact that there is currently no No. 12 bus service. Whilst this is scheduled to be reinstated with effect from September 2017, this is purely on a six-month trial basis and there is no guarantee without the necessary funding from relevant bodies that this service will continue.

My Council would also like its previous objections in respect of Planning Application No. A/77/16/PL on the same site, to receive the consideration of the local Planning Authority when determining this Application, taking account of the fact that it is a standalone Application:-

Issue 1

Access by motor vehicles on to the A259 via the roundabout was not acceptable in its current form. In the light of the current difficulties of exiting from this site, namely having to cut across traffic to exit into Rustington, the Committee was of the opinion that this situation would only get worse. In fact the Traffic Assessment itself stated that there had been significant accidents and that as numbers increased, this junction would have to be enhanced by 2021.

The current reported accidents on this roundabout number 28 (Section 4.16 to 4.18), and had, it seemed, been put to one side and discounted in the Summary (Section 4.19) on the basis that they were caused by drivers 'being careless/reckless/in a hurry/failing to look or being nervous or uncertain'. This was how most accidents happen, and more traffic would, on average, see more accidents.

The reliance, as part of the plan, being to cut increases in cars by greater car sharing, was felt to be over optimistic and, whilst some success might be achieved with staff, by enforcing car sharing, it was not realistic to assume that this was something already endorsed by the general public when they could.

The Committee's proposal to alleviate these problems and its objection was to review:-

- (i) The bringing forward of the enhanced 2021 plan for entry, egress and road improvements
- (ii) With the West Sussex County Council Highways Department, the possibility of a new second entrance, with appropriate slipways in and out, from the A259 at the western end of the site, close to the proposed Restaurant. This would have the effect of splitting the traffic between the two ends of site, thereby reducing the pressure from the roundabout exit.

Issue 2

Accessibility to access site by foot - The Committee believed that the Transport Assessment and Travel Plan did not fully address this issue and appeared to have a number of omissions relating to foot passengers.

Its main concerns were for pedestrians crossing from Rustington, on the south side of the roundabout and new retail site, to the proposed development, on the north side of the roundabout. As there was no pedestrian crossing at the roundabout, the only access by foot to the site from Rustington, was to walk some distance to the east and use a light controlled traffic crossing at the junction for the Sainsbury's Supermarket and Retail Park.

Again, the Committee felt that this was where both the Travel Assessment and Travel Plan fell down, as there was no real provision for pedestrians to walk from the aforementioned crossing to the site, other than at points across grass verges. It was also noted that when entering the site by foot, and in particular with pushchairs, prams, wheelchairs and electric buggies, the entrance was small and there was no adequate pedestrian provision. This followed on to the actual access road within the site which was very narrow and afforded no pedestrian areas or paths, and there was no evidence that this was to be enhanced in any way.

The Committee's proposal to alleviate the problems and its objection was to review:-

- (i) The provision of a foot bridge or subway from the south-west side of the roundabout over/under the A259 to the north-west side of the entrance to proposed development
- (ii) The provision of a suitable footpath between the Sainsbury's/Retail Park crossing and the north-east entrance to the site, so that pedestrians from the eastern end of Rustington and East Preston could safely enter and exit

- (iii) Moving forward the 2021 enhancement of the entrance (as mentioned above) to be implemented at the same time as the development, to provide improved pedestrian access at the entrance to the site and along the main site access road to the proposed development.

Issue 3

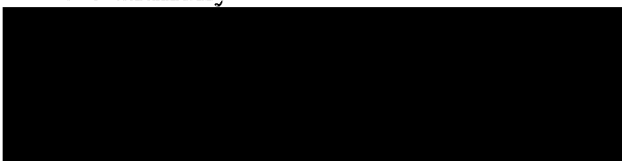
Accessibility of accessing and egressing the site by cycle - Apart from the access from the east where there was a cycle path, though not continuous, to the development entrance, all cycle access appeared to be the same as for motor vehicles.

The Committee found this to be inadequate on such a busy roundabout. The Travel Assessment did not cover, or make clear, these cycle requirements and this was not covered to any degree in the Travel Plan.

Its proposal to alleviate the problems and its objection was to review:-

- (i) Much the same as with pedestrian access, and consider the provision of a subway from the south-west side of the roundabout, under the A259, to the north-west side of the entrance to the site
- (ii) The provision of a cycle path between the Sainsbury's/Retail Park crossing and the north-east entrance to the site, to facilitate the safe passage of cyclists from the east end of Rustington and East Preston to enter and exit the site
- (iii) The bringing forward of the 2021 enhancement of the entrance (as mentioned above) and to implement improved cycle access at the entrance to the site and along the main site access road to the proposed development.

Yours faithfully



Mrs Carole Ward
Clerk of the Council

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 July 2017 08:40
To: Planning Scanning
Subject: FW: Rustington Parish Council - Planning Application No: A/84/17/PL
Attachments: ADC - Objections to A 84 17 PL - 20 Jul 17.pdf

Rustington Parish Council consultation response

From: David Innes
Sent: 21 July 2017 15:35
To: Planning.Responses
Subject: FW: Rustington Parish Council - Planning Application No: A/84/17/PL

Please upload to the portal

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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Caroline Harris [REDACTED]
Sent: 21 July 2017 15:25
To: David Innes
Subject: Rustington Parish Council - Planning Application No: A/84/17/PL

Dear Mr Innis

Please find attached my Council's objections to Planning Application No: A/84/17/PL.

I did go on line to respond but this document had far too many characters to be accepted via the link and did not accept attachments.

Kind regards
Caroline

Caroline Harris (Mrs)
Senior Administrative Officer
Rustington Parish Council
Council Offices, 34 Woodlands Avenue
Rustington, West Sussex BN16 3HB

[REDACTED]

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