

Derrick Chester
'Braemar' Worthing Road
Littlehampton
BN17 6JN

Your Ref: OWPC25836
Our Ref: A/122/19/OUT 04-09-2019
Please ask for:
Michael Eastham

2nd March 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.

Land off Arundel Road Angmering

Thank you for your internet representation made on 29th February 2020 which has been recorded as '**an objection**' with the comments as follows:

I wish to make a few comments that relate to the officer report for Development Control and the suggested S106 contributions. There seem to me to be some outstanding unresolved issues.

Highways contributions - the proposed schemes that these contributions are proposed to be used for are some way away from the application site (Titnore Lane for example) when the junction of Arundel Road and the A27 appears to have been left out of the loop. It is a highly dangerous junction, and will be more so the more vehicles use it and queue to access it. In addition the pedestrian and cycle crossing across the A27 leaves a lot to be desired and needs improvement. For example proper signage and a different coloured road surface so that drivers are aware of it.

Whilst money is being proposed for additional educational facilities as existing facilities are full it is stated that there might be a new school OR expansion at St Margarets. If it is the former will the opportunity be taken to create a proper safe route to School, and are the pavements along Arundel Road uninterrupted and of sufficient size.

The report suggests that a number of lower quality trees will be removed from the site but does not specify how many or many will be planted in replacement.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning