



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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24th August 2021

Peter Hughes
5
Hudson Drive
Rustington
BN16

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: 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/168/21/PL
Site Address: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN
Description of works: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

Thank you for your internet representation made on 20th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39802

This development represents yet another erosion of amenity and open space within the Arun District, an area that has been frankly ruined over a period of 40 odd years of relentless development - overseen and "managed" by a Council who whilst hiding behind Government directives and housing allocations has singularly and consistently failed to manage the vast development of greenfield sites and secure, through the developers, the necessary and required contributions to infrastructure which are now desperately overdue. Whilst existing residents have to sit and watch the destruction of their area and amenity, erosion of open space, gridlocking of roads, growth of out of town retail, destroying village and town environments (Littlehampton Town Centre is an embarrassment and the Council should be truly ashamed, Rustington on the cusp with banks leaving and cheap discount type shops emerging)- powerless to do anything other than move away or just watch in horror and disbelief.

In this context, turning to this latest development - who on earth in their right minds thinks this is a good location for yet more residential development?

The A259 / Old Worthing Road junction is both dangerous and bordering unusable for residents trying to leave East Preston / East Rustington Area towards Worthing. Made 100 times worse when the East Preston Level Crossing is down or often broken in peak times and traffic rapidly backs up on to A259 making the road completely inaccessible and unusable.

The location means residents of new properties cannot realistically go anywhere without the use of a car - as a consequence households will likely have 3,4 or even 5 cars.

Who are the affordable houses affordable for? People from London?

The majoring on open space within the development is frankly laughable as a trade off - this area has been since the beginning of time farmland. green open to nature and supporting local residents with food etc. The proximity to the Downland and the migration towards what is left of what used to be called a Strategic gap is alarming but not surprising given Arun's cavalier approach to Development.

To further reinforce this point.

Further, I read with complete and utter disbelief, that Arun were allocationg £100k of Council Taxes payers money to promote yet more unwnated development on land behind Littlehampton Marina. Land that in case the Council has forgotten had catastrophic flooding less than 2 years ago - not from Surface water but from the sea - a jog to Global warming again probably something the council has completely forgot. We are a coastal district - with parts of our coast line with little or no structural defences - those flooding events aren't going to go away, they will get worse.

In conclusion. It is time to stop this uncontrolled and un managed approach to development in Arun. Put a foot on the ball and properly reassess both where we are, where infrastructure improvements are required, deliver them before in in line with development and have what used to be called a proper robust strategic plan securing meaningful and targeted investment from Developers.

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 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>