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2nd September 2021

Peter Galloway
26 Vermont Drive
East Preston
BN16 1LA

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 1st September 2021 which has been recorded as an objection with the comments as follows:

OWPC40064

I wish to object in the strongest possible terms to the planning application submitted by Redrow Homes. As the supporting documents show, the application represents a departure from the Development Plan. It is to be hoped that the local planning authority maintains the integrity of such local plans particularly in the face of such an unwelcome and ill-conceived application.

The County Councillor for the area has confirmed in the past that the traffic flows on which then current dualling of the A259 are based were taken before the opening of the Asda store to the east of the application site in 2012. Every vehicle leaving the Asda site (customer vehicles, staff vehicles, service vehicles, inward and out-going delivery vehicles) must - even if its ultimate destination is east of the Asda site - travel west to the A249/A280 roundabout. Even before the dualling works are completed, other recent developments in Angmering traffic from which traffic inevitably finds its way to that roundabout, has further increased congestion. The addition of perhaps 400 traffic movements per day into and out of the development site will make a bad situation even worse.

Redrow has stated in its leaflet that its developments "make a positive contribution to the environment". It is very difficult to understand how this can possibly be the case in this instance. The added air pollution, loss of green space, increased carbon emissions and threat to native fauna, flora and wildlife suggest that quite the opposite would be the case.

Moreover access to the site from the roundabout appears not to be in the control of the application and

presumably crosses County Council highways land.

The addition of 76 new households in the area will put further pressure on local infrastructure. The East Preston village school has already been enlarged recently and is reaching its capacity. The number of patients registered at Willow Green surgery has increased by over 93% since 1994 and GP services were already stretched even before the pandemic.

The case for this additional development in this location cannot be sustained. It is a bad application that contravenes good planning practice and I earnestly hope it will be refused.

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>