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3rd September 2021

David Etter
29 Beechlands Ct
Montpelier Rd
East Preston
BN16 1JZ

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 Liab as new dwellings & affects a Public Right of Way.

Thank you for your internet representation made on 2nd September 2021 which has been recorded as an objection with the comments as follows:

OWPC40084

I strongly object to Planning Application A/168/21/PL for the following reasons:

- 1) I live in East Preston and work in Worthing. My shortest driving route involves me going through the Roundstone Level Crossing (LC). From what I understand, because this LC has so many junctions (and associated high accident rate), it needs to be monitored by staff working at a remote location, so this is why the gates are usually down. When they do finally open, I head up Old Worthing Rd to join the queue of traffic waiting to access the A259. Trying to find an opportunity to enter the roundabout is difficult because the A259 is a dual carriageway. The only saving grace is that because of the current 'dualing' of the A259 between Angmering & East Preston, the road is so choked with traffic that occasionally, a kind soul trying to head West will allow me to access the roundabout. Adding yet another road to this, already crowded roundabout would make it even more difficult to negotiate than it already is!
- 2) The area between Ferring and East Preston is recognised by locals as a Strategic Gap, without which the land between would develop into an urban sprawl.
- 3) The site is currently a farm with a small access road to one or more small businesses. When cycling up Old Worthing Rd with the intention of heading East (to say, Asda or further afield), the only sensible strategy is to turn right into Saxon Close then immediately mount the pavement so you can get to the small access road. It's only a short ride but:

- a) Even though it's private land, nobody has ever objected to me cycling on it.
b) The row of trees and bushes provide visual relief from the noisy cars and helps to suck up their pollution.
- 4) The current 'dualing' project on the A259 is creating enough chaos and danger as it is, without the erection of another 76 dwellings and associated 100+ cars!
- 5) Most of my life was spent in the London suburbs, only later in life did I come to experience and appreciate village life, so I moved here; but the more I cycle around the surrounding areas (if I can get to them because, unlike the Continent, we don't have proper cycle lanes here!), all I see is more and more tearing up of greenery being replaced by housing developments with narrow roads, enormous cars and no local facilities like shops and restaurants!

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>