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13th September 2021

John Kimmer  
11 Vicarage Lane  
East Preston  
Littlehampton  
West Sussex  
BN16 2SP

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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 12th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40306

Over the past few years there has been substantial developments increasing the number of dwellings in the Angmering, East Preston and Rustington area. There have been little, if any, additions to infrastructure, roads, doctors, dentists, schools etc. to cope with the additional population. The current situation with regard to the main A259 road is dire, and the current "improvements" do not really go far enough to cope with the present level of congestion. This will only get worse if an additional 76 dwellings are constructed in response to this planning application.

My recollection of the initial road improvement plans for the A259 was the inclusion of an off slip into Old Worthing Road to assist with the congestion at the roundabout at the south end of the Angmering By Pass by allowing all those vehicles wishing to go to East Preston or Rustington to leave the A259 more easily. This appears to have disappeared, possibly in view of this proposal.

Much traffic wishing to exit from East Preston in an easterly direction has first to cross the Roundstone level crossing, a problem in itself, before exiting from the roundabout at the end of Old Worthing Road. I have long advocated that there should be a bridge over the railway to permit a much easier exit from or entry to East Preston with this new road joining the A259 at the roundabout. This would be an opportunity to consider this in conjunction with the whole development proposal.

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](mailto: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](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>