

Nicky Silverson
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Rustington
Littlehampton
BN16 3TG

Your Ref: OWPC16148
Our Ref: A/169/17/OUT 31-08-2017
Please ask for:
Mr D Easton

3rd November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington.

Land west of Brook Lane & South of A259 Angmering

Thank you for your internet representation made on 3rd November 2017 which has been recorded as '**an objection**' with the comments as follows:

- 1. This application is a Departure from the Development Plan, is not a site identified by Arun for strategic housing development and furthermore does not constitute a 'sustainable community' based on
 - a. Appropriate size, scale, density, design and layout, including mixed-use development, that complement the distinctive local character of the community; (NO it won't as it will impact on the view of local residents south of the development).*
 - b. - High quality, mixed-use, durable, flexible and adaptable buildings, using materials which minimise negative environmental impacts; (NO this will increase NOISE, TRAFFIC, POLLUTION and further increase congestion on the A259 and surrounding area's)*
 - c. Buildings and public spaces which promote health and are designed to reduce crime and make people feel safe (NO the opposite is true as it will feel like a gated community closed in with one way in and one way out.)*
 - d. Accessibility of jobs, and key services by public transport, walking and cycling. & lies within the parishes of Littlehampton & Rustington. (NO local public transport will not be easily accessible within the site or close by without having to cross the railway line and walk up to the Old Worthing road)**
- 2. Land west of Brook Lane & South of A259 Angmering is not part of land or location designated by the council in need of housing development.*
- 3. The dementia care home is situated between a dual carriageway and a railway line and is a wholly inappropriate location in which to site such a facility.*
- 4. The development of 90 residential homes between one of the busiest stretches of the A259 will create a constant noise for residents, even with acoustic barriers, upper floors will still be at risk of traffic noise.*
- 5. The stretch of road adjacent to the 90 homes and care home is a dual carriage way and will be increased from its current density to much higher levels which will bring the risk of air and particulate pollution. This poses a serious health risk to elderly, young and infirm residents. Especially if they are outside in their gardens.*
- 6. Traffic density and flow will increase enormously both on this stretch of the A259 and the local area of North lane, Old Worthing road and Parklands along with the Bodyslop and Windmill bridge roundabouts.*
- 7. The proposed railway bridge will exit onto Penfold lane and I have a serious concern about safety and security in the hours of darkness. Plus, increased pedestrian and traffic*

along this wholly unsuitable footpath.

8. This site has historically been an area prone to flooding, so any mitigation won't stop the rain but will create potential for problems in area's close to this site with water runoff.

9. Both North Lane and Summerlea Schools have had to be extended from two class entry to three class entry on two occasions which has resulted in further pressures on both schools. This is evident when seeing the massive pressure for parking space, child drop off's, inappropriate parking and general congestion.

10. This development is NOT in the best interests of the local community as it is ill conceived, opportunistic and IS ONLY the need of the developer to profit from this part of their land bank that is driving the repeat of this application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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