

Mrs Julie Babb  
8 Hamilton Close  
Rustington  
Littlehampton  
West Sussex  
BN16 3TN

**Your Ref:** OWPC16192  
**Our Ref:** A/169/17/OUT 31-08-2017  
**Please ask for:**  
Mr D Easton

7th 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 6th November 2017 which has been recorded as '**an objection**' with the comments as follows:

*I am registering my objection to this planning application which was originally refused due to safety reasons in respect of railway and bridge and limited public transport on the A259.*

*The proposed railway bridge will exit onto Penfold Lane , which is unsafe and is a wholly unsuitable footpath for the increased pedestrian and traffic it will bring.*

*This site is an area that is prone to flooding which could cause potential problems for surrounding areas.*

*Primary schools in the area are already struggling to cope with accommodating pupils, and with cuts to the schools budgets, schools that haven't already expanded will be unable to afford to do so.*

*There is already pressure on all the doctor's surgeries. It is nigh on impossible to get an appointment. This pressure will only increase with more houses and a dementia home.*

*Traffic density and flow will increase on the A259 and the local areas of North Lane, Old Worthing Road, Parklands and Windmill Bridge.*

*There will be increased noise, traffic, congestion and pollution on the A259 and surrounding areas.*

*This is a potential health risk to the elderly, young and infirm who reside in the surrounding areas.*

*There is no access to public transport on the A259. People will have to cross the railway line and walk to the Old Worthing Road.*

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