

Mr Clifford Babb
8 Hamilton Close
Rustington
Littlehampton
West Sussex
BN16 3TN

Your Ref: OWPC16194
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 object strongly to this application which is a re-submission of the application A/44/17/OUT for the following reasons:

This application is not a site identified by Arun for strategic housing development.

This will not enhance or compliment the local character of the community. The impact on the view to those living south of the development will be a hideous blot on the landscape.

There will be a increase in noise, traffic and pollution causing a potential health risk to the young, elderly and infirm who live in the surrounding areas.

There will be increased pressure on the local infrastructure, namely the local schools and doctor's surgeries.

Traffic density and flow will increase enormously in the already congested surrounding area. This has recently become evident since the new units have been built on the A259. Exiting Rustington via the Windmill Bridge is always congested now. This will get worse.

The proposed railway bridge will exit onto Penfold Lane. Safety and security could well be a concern and this path is wholly unsuitable for the increased footfall that will be incurred.

This site has historically been prone to flooding which could create problems with water runoff affecting areas close to this site.

There is no access to public transport on the A259

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