

Lisa Hannah
10 Hamilton Close
Rustington
BN16 3TN

Your Ref: OWPC16205
Our Ref: A/169/17/OUT 31-08-2017
Please ask for:
Mr D Easton

8th 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 7th November 2017 which has been recorded as **'an objection'** with the comments as follows:

I register my objection to the planning application A/169/17/OUT which I understand is a resubmission of the application A/44/17/OUT which was refused based on safety reasons regarding railway and bridge and limited Public transport opportunity. I maintain my previous objection in that:

The 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 compliment the distinctive local character of the community - NO it wont as it will impact on the view of the 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 areas. This area is already grid locked and over used immensely*
- 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. Surrounding residential areas will be vulnerable to increased crime and therefore safety vastly decreased*
- d. Accessibility of jobs and key services by public transport, walking and cycling and lies within the parishes of Littlehampton and Rustington - NO local transport will not be easily accessible within the site or close by without having to cross the railway line and walk up Old Worthing Road. The A259 is ridiculously busy and this will only increase particularly at certain times of the day; making moving around the area grid lock*

The development of 90 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, especially as some houses adjacent to he development are 3 storey.

Pollution will be unbearable

The stretch of road adjacent the care home is a duel carriageway and will be increased from its current high density to an even higher level which will bring pollution and serious associated health risks to all ages

The proposed railway bridge will exit onto Penfold Lane and there are serious safety

concerns in poor visibility and at night. The footpath is inadequate and the entire area unsafe for high pedestrian use

The area is prone to flooding; any measure put in place to protect the new house will impact on current residential homes on Parklands and surrounding areas

Both North Lane and Summerlea schools have been extended to 3 class entry which has resulted in enormous pressure on both schools. This in turn presents issues with parking, access and increases traffic on all surrounding roads accordingly. There is no school space to cater for children from any further residential houses being built

This development is NOT in the best interests of the local community and it is ill conceived, opportunistic and is only a benefit to the developer who stands to make a huge financial gain. The siting of the Planning Notices has been intentionally mixed in with Tree Notices; thus it can only be assumed there was a conscious decision to deceive local residents in the hope they would not see the planning notices or object.

I am appalled at this on-going attempt to ruin a residential area when planning has already been refused on the grounds of safety purely for financial gain.

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 to 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