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15th March 2021

David Cairns
3 Chatsworth Drive
RUSTINGTON
LITTLEHAMPTON
BN16 3SL

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: 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/26/21/RES
Site Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL
Description of works: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

Thank you for your internet representation made on 12th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34459

The size and scale of this development is entirely unsuitable in this location and I would like to object for the following reasons.

- (1) Significant additional traffic flow (westbound) will create further traffic queuing on the old worthing road entrance to the Cemetary roundabout. There is already significant queuing tailing back beyond the services mini roundabout and back towards the Brookfield park entrance.
- (2) Significant pedestrian traffic will be directed either towards the ALDI/NEXT retail park or over the railway footbridge into Penfold Lane. This lane is entirely unsuitable for mixed-use as it combines access to the Penfold Lane allotments. The S106 highlights a sum of £28,000 to be provisioned to resurface part of the PROW north and south of the railway line. It is not clear in the plans where the footbridge will come out (in Penfold Lane or the adjacent Industrial/Commercial estate) and where pedestrians will access their onward route to say Rustington Village center.
- (3) If pedestrians will be directed down Penfold lane this is used for Cars to the allotment and is not wide enough for both.
- (4) Regarding point (2) any pedestrian traffic exiting the footbridge, I am concerned they will have access to the greenspace area of the Parklands estate, placing additional usage. This is key because there is a residential charge paid annually by those residents for the upkeep of this area. No provision seems to be made for this. (90 homes plus pedestrians walking to the Care home could be a significant increase in people.

(5) Penfold Lane backs onto several houses gardens, has an access point to the allotments, very little lighting, and is covered either side by dense hedging and trees. I noted the Crime Offices report into reducing crime access.

(6) Concern about the trees at the footbridge southside exit, are they mature tree's and will these be removed?

(7) This development seems to be wedged in between both fast-moving trains (which have to sound their horns at the foot crossing) and a fast-moving dual carriageway. Pedestrian access is not easy but by limited entrances and exits, it's just too tightly packed in.

(8) Due to the size and scale of homes there will be inevitably many visitors to the homes. There appears NOT to be enough parking bays for visitors which will lead to poor parking/ curbside parking and may also mean parking in the Parklands estate near the greenspace area southside of the footbridge.

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.