

Anthony Cross
2 Bramley Cottages
Roundstone Lane
Angmering
West Sussex
BN16 4FJ

Your Ref: OWPC17994
Our Ref: A/38/18/RES 19-03-2018
Please ask for:
Michael Eastham

24th April 2018

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping.

Manor Nursery High Street Angmering

Thank you for your internet representation made on 23rd April 2018 which has been recorded as **'an objection'** with the comments as follows:

Strongly object to access being via High Street and not through Swanscombe Park as originally envisaged. High Street is a rural lane providing access to SDNP. There are currently no pavements and the road space is shared between cars, walkers, and riders. With the current volume of traffic this works well and any safety risk is low and well-managed. To increase the volume of traffic by allowing access for 30 plus houses is an unacceptable risk to safety. The proposed pavement is too small and not continuous. This is a hazard in itself, particularly to the disabled community. Allowing access from Manor Nursery will change the character of the area in respect of the Angmering Conservation Area.

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