

Brenda Pears
27 Mill Road
Angmering
BN16 4HT

Your Ref: OWPC18056
Our Ref: A/38/18/RES 19-03-2018
Please ask for:
Michael Eastham

2nd May 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 1st May 2018 which has been recorded as '**an objection**' with the comments as follows:

Main objection is the access from High Street past the Spotted Cow. It is far too narrow to provide safe access for construction vehicles initially and then service vehicles. The amount of vehicles accessing the homes (potentially 60+) would cause danger to customers of the pub and the cottages adjacent. There is possible access from Swanbourne estate so that should be used instead. Removal of existing trees would be needed if the High Street access is used. There needs to be extra parking within the site to prevent overflow into the already busy lane which is presently used for parking by pub users as the car park is small. If they are stopped from using it, parking will cause problems in Weavers Ring and possibly the High Street itself. Overall the site would be better developed as a business again creating jobs instead of congestion.

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