

Gabrielle Hadley
16 Weavers Ring
Angmering
BN16 4AJ

Your Ref: OWPC18184
Our Ref: A/38/18/RES 19-03-2018
Please ask for:
Michael Eastham

14th 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 10th May 2018 which has been recorded as **'an objection'** with the comments as follows:

Ref Objection to Application A/38/18/RES Manor Nursery Garden Centre Development

My objection to the above application relates to the proposed use of the High Street as the access to the development.

Safety

The proposed footpath is not wide enough to allow people to easily pass one another without moving into the road. High Street at this point is a country lane in a Conservation Area, currently used by families with young children, people pushing buggies, walking dogs, cycling and riding horses. This is particularly the case at weekends and in the holidays as this road is the main access from the village to Highdown and the National Park and is well used by villagers and visitors.

Loss of Amenities

The High Street, pass the Spotted Cow and leading to both the bridge over the A280 and onto Highdown and also to Cow Lane, is really no more than a country lane, enjoyed by the general public and is currently a safe place for families and all road users. This proposal would not only turn this safe route into a hazardous one but in order to provide the footpath the plans include the removal and cut back of some of the existing trees which currently contribute to making the area so pleasant.

Residents living along this part of the High Street frequently park their cars outside their property. With the proposed changes to the High St, no parking would be allowed in this area so where will residents park their vehicles if these plans go ahead?

A suitable access to the development already exists on the Swanbourne Park estate at Nansons Lane. This was the originally proposed access to the development and has numerous advantages being a safe route for pedestrians and offering easy access for vehicles into Roundstone Lane at a point where there is good visibility of traffic coming in either direction. There is therefore no need to change the access point from what was originally proposed and instead turn High Street into an unsafe place for all.

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