

David Cairns
3 Chatsworth Drive

BN163SL

Your Ref: OWPC13351
Our Ref: A/44/17/OUT 01-03-2017
Please ask for:
Mr D Easton

31st March 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 and the erection of a mixed use development comprising up to 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington.

Land west of Brook Lane and South of A259 Angmering

Thank you for your internet representation made on 30th March 2017 which has been recorded as '**an objection**' with the comments as follows:

I write in regards of the above application covering the new build of 90 properties and Care home submitted by Store Property Group which I would like recorded that I OBJECT to this application on the following grounds. The following Material Considerations referenced are :

*Highway safety and traffic Noise
Local Plan*

I refer to Residential Travel Plan (March 2017) Ref: SPRust(Brooklane).submitted by Meyer Brown and in particular points 1.5, 1.6 & 1.7 contained in the Executive summary.

A) Predicted traffic generation within this travel plan has not been configured to consider traffic build up over the Windmill bridge mill lane A2187 (towards the A259 Roundabout), which will be increased because of greater traffic flow east - west traffic on the A259. Notwithstanding the traffic lights controlling the exit from Sainsbury's onto the easterly A259.

B) Peak trip rates have increased naturally over the last 12 months on the A2187 Windmill bridge and with the increase in pedestrian and cycle flows, generated by this plan, the toucan crossing will be activated on a more regular basis.

C) Measures which state that "will be implemented to encourage and implement change in travel patterns" do not seem apparent in the overall plan to tackle the 'multiplying effect' created by development north of Toddington lane and East of Asda on A259. If sustainable travel and modal shifts in single occupancy car journeys have been considered within these other developments, then recorded increases in traffic flows east - west on the A259 have been unsuccessful and should not be relied upon to support the assumptions made by Meyer Brown.

D) One quarter of all households within the UK own 2 cars with 45% owning one car. Stated trip rates, traffic generation combined with increased traffic to local services would suggest that this development will have a greater impact than stated.

My objection is based upon two points:

1. If road improvements have already been implemented within the local plan to take account of traffic flows arising from developments, south of the river Arun (Tesco's), Todington lane and East of ASDA on the east- west A259, then the noticeable increase in traffic flows, peak time congestion and increased exhaust pollution from slow moving vehicles, HAS NOT BEEN RESOLVED by these or any improvements. Therefore, this application relies upon improvements to the A259 WHICH have not resolved these issues and will ONLY exacerbate the already congested strip of A259 involved.

2. Local traffic flows particularly on mill lane A2187 are already generating congestion as far back as the Windmill pub. At peak times the increase in the use of the Toucan crossing will only add to this. Therefore the impact on Mill lane of congestion resulting from slower exit rates onto the A259 roundabout will lead to longer queues, air quality impact and rerouted traffic travelling south down Mill lane towards Woodbine corner.

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

Karl Roberts
Director Planning & Economic Regeneration