

Lisa May
10 Hamilton Close
Rustington
West Sussex
BN16 3TN

Your Ref: OWPC13390
Our Ref: A/44/17/OUT 01-03-2017
Please ask for:
Mr D Easton

3rd April 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 3rd April 2017 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to Planning Permission for this development of yet more houses. Those living on Parklands will have not only their views across countryside ruined but there will be exacerbated noise, traffic and ruination of a semi-rural area. The strip of land proposed for development is surely too narrow to ensure safe entry/exit to the houses and care home from the A259 and the extra traffic will cause even more problems for current residents.

Current house builds are already placing an enormous strain on local infrastructure with dentists, doctors, schools and general services at breaking point and beyond.

If an acoustic fence is to be erected between the houses and the railway line, the visual impact will be even more detrimental given that the fields are currently open and the views beyond the land in question is far reaching at present.

The environmental effects on current wildlife and the disruption it will cause to potential nesting birds and resident animals will be catastrophic. There is a resident hawk along the boundary of the proposed site and therefore the area is attractive to such birds. Development will ruin their habitat.

That current stretch of the A259 is already bottlenecked at peak times. This will only get worse with in/exit drives onto a new estate. Surely this cannot be safe.

Light pollution must surely also be an issue and with the SDNP Darker Skies ethos, 90 houses and more traffic will only serve to ensure that extra residual lighting will affect any opportunity to protect our West Sussex skies.

Development around the Rustington and surrounding areas appears to be a free for all at present. What was a lovely peaceful village is fast turning into a town with extreme traffic build up, critical demands on infrastructure and, as of recently, closures of local, valued businesses because of development and rates increases. The area should now be given time to settle, to retain its character and the very ethos of why so many of us live in this amazing area, without the constant money grabbing building and development of

ruination.

I strongly object for all the reasons stated about. Please leave our village and its border areas in peace - enough is enough. We stand to lose far more than can ever be gained by this proposed development

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 to 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