

J Warren
3 Hollyhock Way

BN17 6UJ

Your Ref: OWPC13392
Our Ref: A/44/17/OUT 01-03-2017
Please ask for:
Mr D Easton

4th 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 wonder when Arun will stand up and say NO to developers whom have encroached time after time on greenfield sites in the district.

Combine this near 100 home development, along with the major Toddington Lane development, plus the new application for 80 homes to the west of the Body Shop, where are the schools, surgeries, infrastructure to cope with the added pressures?

I see no reference from the developers other than maximising profit and it is the community that has to absorb the on-costs.

Brook Lane is a haven for wildlife, a sanctuary between Worthing Rd and the A259 for many insects. Whilst there is a park (Brookfield) near by, this is a manufactured open space and not an organic green space that should be protected from development.

I wonder the purpose of a local development plan if it is not followed, this is a natural rural fringe and the ebbing away of this is to the detriment to future generations.

The plan shows that this area is a Biodiversity Opportunity Areas (BOAs) and I quote from the plan "BOAs represent the targeted landscape-scale approach to conserving biodiversity and provide the basis for an ecological network. They identify areas that provide the greatest opportunity for habitat creation and restoration and they have multiple benefits including improving the natural environment and providing quality areas in which people can live, work and enjoy.....guidance with regard to areas that would benefit from some form of protection.

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