

Angela Honeywood
1 Drewetts Close
Rustington
West Sussex
BN16 3TL

Your Ref: OWPC13523
Our Ref: A/44/17/OUT 01-03-2017
Please ask for:
Mr D Easton

11th 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 10th April 2017 which has been recorded as **'an objection'** with the comments as follows:

- 1. Increased traffic on the A259 and surrounding area is contrary to traffic plan previously suggested by Store Properties. At this point cars on A259 are travelling at speed and cars exiting or joining proposed development dramatically increases risk of serious accidents.*
- 2. Insufficient schooling at infant and primary level available. Several local schools have already twice increased intakes to 3 forms per year instead of 2. Insufficient space and funding for further increases which would put education of existing children at risk. Additional numbers would also increase parking problems experienced by residents in Parklands, North Lane and Manor Road.*
- 3. Increase in risk of flooding to low lying land either side of railway line due to existing high water table.*
- 4. Several fatalities have already occurred at open crossing to railway line close by. Children living in new housing would be put at substantial risk.*
- 5. Shortage of medical provision in locality. Three weeks wait to see a GP is commonplace. Recent reports suggest we are at crisis point already and new housing recently erected in nearby Angmering already increases pressure on our services.*
- 6. Public transport not accessible from suggested location.*
- 7. Proposed development plus recent industrial/commercial/retail development alongside this part of A259 negates any agreed improvement gained in making this road dual carriageway a little further along. Both A259 and A27 are insufficient for needs of existing business let alone future business limited economical improvements to this part of West Sussex.*
- 8. Proposed development is outside the local plan - what was the point of the work and consultation of such plan if it is not followed?*

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 of Place