

John Barr
2 Hamilton Drive
Rustington
Littlehampton
West Sussex

Your Ref: OWPC13578
Our Ref: A/44/17/OUT 01-03-2017
Please ask for:
Mr D Easton

19th 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 17th April 2017 which has been recorded as '**an objection**' with the comments as follows:

See my letter of the 17th April
IMr D Easton
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
April 17th 2019

The proposed development is a departure from the Development Plan and so what is the point of a Development Plan? Also currently we have unsustainable and inadequate infrastructure and services for the existing population without throwing another 90 unaffordable new dwellings into the mix. Have any of the persons connected with this development visited the local A and E department? A visit to A and E will show how inadequate the medical facilities are for the current population. Continually adding to the local population is not a sensible idea without adding more medical facilities locally. Also local schools are currently not adequate for the current population. The new school promised when Bramley Green was built never materialised.

There are a number of other related reasons why this development is a step too far in this area that has been subject to housing developments that are ill conceived and seem to be part of an overall scheme to concrete over most of Rustington and its environs. Plus this current proposal departs from Development Plan. Previous schemes have seriously affected the quality of life previous enjoyed by the population by putting strain on the:

- Existing medical services,*
- Local Transport Services*
- Existing Water Supplies.*
- Existing Drainage and Sewage facilities*
- Flood prevention*
- Existing Schools*

The current traffic density on the A259 during peak times is sometimes not far off gridlock. The increase in traffic resulting from this proposed residential development situated behind the recent commercial development of Chandlers, Next, Aldi and the Carpet Store will only

add to the high level of noxious traffic pollution currently being generated by the constant traffic hold ups. The traffic problem has been exacerbated by the recent strip development of Superstores along local stretch of the A259.

The new houses on the development will be unaffordable to Rustington People on local wages. The houses will be bought not by Rustington people (if they are bought at all, see the number of new and existing houses in the Arun area remaining unsold) but will be bought by people who have to commute adding to the strain on roads and transport services.

Summary

The right to a reasonable quality of life for residents, which is a Government Policy regarding sustainability and quality of family life will be further undermined by this Proposed development and therefore I object to it.

Policy

Yours sincerely

John Barr

2 Hamilton Drive

Rustington

BN1 6 3TQ

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