

Mrs Julie Babb
8 Hamilton Close
Rustington
Littlehampton
West Sussex
BN16 3TN

Your Ref: OWPC13620
Our Ref: A/44/17/OUT 01-03-2017
Please ask for:
Mr D Easton

20th 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 19th April 2017 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to planning permission for this development of houses for the reasons outlined below:

The impact on the appearance of the area and the effect on the level of daylight and privacy will have a huge effect on the existing properties.

There will no doubt be excessive noise and increased dust/dirt pollution whilst this development takes place.

I was under the impression that this strip of land was a flood plain which should not be built on.

The intended site is surely not large enough to furnish 90 residential units and a care home?

Safe entry/exit from the A259 is another issue. The current stretch of road is already a bottleneck at peak times, and traffic will increase even more once the new retail units open at the end of April and in the coming months.

Current housing developments are already placing a huge strain on the local infrastructure, with dentists, doctors and primary schools at breaking point.

WSCC have cut funding to schools so that even if a school wanted to expand they would not have the funds to finance this.

Even if a new school was built, it would still not be able to accommodate pupils as there are so many other new developments in the surrounding area.

The environmental effects on current wildlife and the disruption it would cause to their habitat would be disastrous.

Surely we need to safeguard the countryside and our wildlife?

Why the need for another care home? Is this purely for altruistic reasons?

Will there be social services beds available or will it be privately run with extortionate fees?

We fought hard for Rustington to retain its village status but I fear this will no longer apply with the amount of development that is underway.

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