

Charles Wiggins
Thatchers

ThE Thatchway
BN16 4HJ

Your Ref: OWPC24640
Our Ref: A/122/19/OUT 04-09-2019
Please ask for:
Michael Eastham

17th October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18/OUT). This application is a Departure from the Development Plan.

Land off Arundel Road Angmering

Thank you for your internet representation made on 16th October 2019 which has been recorded as **'an objection'** with the comments as follows:

In 2012 a number of planning applications were approved (A/135/12 ,A/122/12, A/82/12) all of them for new housing schemes in Roundstone Lane Angmering and all had the same wording for the section 106 contributions as follows:-

"Contributions to acquire land to accommodate 2 sports pitches ,car park and pavilion/changing rooms within the village of Angmering.Should additional sports pitches not be provided the existing facilities at Palmer Road will be updated"

The calculations appear that over £500,000 has been collected by Arun from developers towards the above.

Since these planning consents have been approved the Arun Playing Pitch Strategy Report has been published in 2016 which highlights that Palmers Road sports pitches are in poor condition due to being poorly drained and unauthorised use.

The report also expresses that 3G pitches replacing the current pitches would overcome the oversupply and specifically highlighted on page 17 the facilities are to be upgraded at Palmers Road.

It seems logical from the findings of the Arun Playing Pitch Strategy report that improved drainage and controlling the unauthorised use together with upgraded 3G pitches and changing facilities possibly overcome the current oversupply (page 27 table 2.13 supports this of the Playing Pitch Strategy Report) and the monies already raised from developers of Roundstone Lane are available to achieve this now.

Therefore to consider the matter properly prior to determination of A/122/19 a feasibility/viability study must be prepared by Arun (or its consultants) to assess how the monies held from the section 106 contributions paid by developers can achieve the requirements of the Playing Pitch Strategy without the need for additional land.

Then the merits of A/122/19 enabling development can be properly considered .

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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