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17th August 2021

Stephen Bailey
444 Saxon close
Ferring

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, part 6

Application No: A/164/21/AG
Site Address: Land south of Littlehampton Road Angmering BN12 6PN
Description of works: Notification under the Town & Country Planning (General Permitted Development)(England) Order 2015 under Schedule 2, Part 6, Class B(d) to upgrade existing agricultural track, providing access to Roundstone Farm.

Thank you for your internet representation made on 16th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39620

Objection on the basis of;

- Appearance - current road is adequate for farm vehicles to use as farm access. Tarmac roads are not a nice appearance in a green belt
- Traffic and Highway Safety- If this road were to be upgraded, this would increase the likelihood for the road to be used as a cut through so people can escape traffic which builds up on the roundabout. This is something that currently happens and is very dangerous but a better road surface would encourage this further. Maybe restricted use is needed? Or gated access? Adding to this, the highway footpath crosses the access which meets the roundabout. With increased traffic flow this will be a pedestrian Safety issue.

Although the site is a private access. The road is frequently used as a cut through and by the public.

- Flooding - Increases in impermeable surfaces will adversely affect the fields and increase flooding. Infrequently used access tracks do not need to be this well maintained. The current road is more permeable and is the best surfacing for this level of usage.
- Incompatible uses - On the application 5.the site - Question of "is the proposed development designated for the purposes of agriculture" no it is not due to the well documented leaflet indicating the imminent planning application for 60+ houses. This development is to benefit the planning application not agricultural use.
- This access has been in place for 40 years and has been maintained to a satisfactory level for the duration. The quality of the road is not degraded enough for redevelopment to be necessary.
- Scale and appearance of development - Currently, access can be met from the westbound a259 to the site and agricultural buildings. This means this road is likely to be infrequently used. The redeveloped road is wholly over scaled and overdevelopment that is necessary. Currently the site is in the green belt and I tarmac

surface seems inappropriate and will have an effect on the area.
- Design- the design is very over the top for just a agricultural road.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>