



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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24th August 2021

Peter Coe
14 Alderney Road
Ferring
BN12 5PW

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

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/168/21/PL
Site Address: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN
Description of works: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

Thank you for your internet representation made on 20th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39806

I am against this development planned for an area. The Arun Local Plan Policies clearly identifies this area as a Gap between settlements (SD SP3), outside of the built up area (countryside) (CSP1) and Local Green Space (OSR DM1). In addition a number of policies in the Angmering Neighbourhood Development plan reinforce these designation. Aruns own HELAA identifies this site as not currently developable and as being open farmland. It also notes that the wider area The site is "located outside but adjoining the settlement boundary. The site would constitute a major incursion into open countryside, within an area sensitive to future development".

The gaps between settlements, in particular, are key to sustaining the nature of the area and in preventing coalescence between communities which create a potential for urban sprawl across the whole of the Sussex coastal region and fundamentally changing the character and nature of the area. This proposal would set a precedent for similar developments in all gaps completely changing the character of the area to the detriment of residents and visitors enjoyment.

The A259 is heavily congested and although measures are in place to improve the flow of traffic, the cumulative effect of this proposed development and others to the west of the site will significantly increase traffic and have an adverse impact on local air quality, in an area that benefits from the cleaner air intrinsic with a coastal settlement.

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>