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24th August 2021

Ed Miller
17
West Drive
Ferring
BN12 5QZ

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 22nd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39825

Ferring Conservation Group strongly objects to the proposed housing estate in the Ferring-East Preston Gap. The development would have serious effect on the setting of Ferring and on traffic congestion on the A259 which runs through Ferring and connects it to shopping centres at Rustington and Littlehampton.

The Council's policy is clearly to resist residential and commercial development in the Gaps between Settlements, as set out in its Local Plan. The applicants argue that the Local Plan does not provide a 5-year supply of housing land, is therefore out of date and must be disregarded. Instead, they argue that the application should be judged under the National Planning Policy Framework and is justifiable as 'sustainable' development because it would 'deliver economic, social and environmental benefits to the local area'.

We believe the development would fail to deliver these benefits, and is not sustainable.

Economic effects

1. Any benefit to local employment would be limited to the actual construction period.
2. Any increased local spending by the residents would be simply be transfer of spending from another locality, with no net gain for the economy.
3. Any extra Council Tax income would be offset by the increased demand for local government services generated by the new residents (unless the Council believes the new residents should pay for more than they get).
4. More congestion on the A259 means more delays for delivery and other business vehicles, and this has a cost.
5. The loss of arable land, always under crops, would mean more dependence on food imports.

6. The loss of this field would make the remaining field to the east unviable for agriculture,

Social effects

1. This new estate will not provide any substantial help to local residents in housing need. For the most part they will be sold on the open market to people from London and Surrey who wish to move to a more attractive area.
2. The effect on existing residents is the loss of amenity, more overcrowding, and loss of the 'sense of place' which the Local Plan tries to secure.
3. The increased burden on the social infrastructure (schools, medical services etc) has an adverse effect on social welfare and social confidence

Environmental effects

1. It is ludicrous to assert, as the applicant does, that building a housing estate on an arable field improves the environment and biodiversity
2. The Council has always been committed to maintaining Gaps between Settlements that provide visual relief, fresh air and wildlife habitat. This development would have the reverse effect.
3. The extra vehicles associated with a 76-home housing estate would add to traffic congestion on Littlehampton Road and increase air pollution and greenhouse gas emissions.

Pre-application advice

We reserve further comment until we have seen the extensive pre-application advice provided to the applicant. We are astonished by the comment quoted by the applicant, that the application 'would be likely to be approved given that here are compelling reasons to do so which outweigh the policy objection of development in a countryside location including a settlement gap'.

We urge the Planning Committee to refuse this application. - Ed Miller (Secretary, Ferring Conservation Group)

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>