



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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1st September 2021

Robert Niall
34 Marine Crescent
Goring-by-Sea
Worthing
West Sussex
BN12 4JF

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 1st September 2021 which has been recorded as an objection with the comments as follows:

OWPC40028

On behalf of the Goring and Ilex Conservation Group, we wish to raise our objections to these proposals due to the resultant effect on the residents and environment of Goring.

The proposals include spaces for over 200 cars for both residents and visitors. In addition, the Covid situation has prompted a large increase in the number of deliveries of food - weekly shopping and hot food deliveries - and goods. With the closure of a large number of shops and a change in people's habits, this trend is likely to continue if not increase further, a view supported by the huge investment by a number of large retailers in warehousing, "dark" stores and delivery facilities. The result will be further pressure on the A259 and, in Goring, both the A259 and Titnore Lane which at many times generate large vehicle queues. Although the A259 is being upgraded, we understand that it is only to cater for current and known future traffic expectations and not unexpected developments such as this. When considering the proposals for over 400 properties on the North part of the Goring Gap, the Highways Authority showed huge concern over the expected increased traffic requirements. Since then, the additional delivery traffic has increased considerably. We anticipate gridlock in Goring should these proposals be approved.

The proposals impinge on the "gaps between settlements" included in Arun's Local Plan and also in the draft Worthing Local Plan which is currently undergoing review with the Planning Inspectorate before final adoption of the agreed version. We are concerned that approval of these proposals will have a detrimental effect on

the strength and value of these gaps and thus weaken Worthing's designations and the associated Local Green Spaces in their Local Plan threatening Goring with unwanted further development in these areas. There would be, of course, a detrimental consequence on the local and wider social infrastructure. The area is subject to a shortage of teachers, NHS doctors, dentists, paramedics and even veterinary positions. Other facilities such as sports centres are a fixed size and largely under pressure. Both Arun and Worthing councils have declared climate emergencies and West Sussex County Council has a Climate Change Strategy in place. There has been a large amount of "rewilding" by all parties and we find it difficult to see how the replacement of the area of arable land with general hard surfacing, albeit with a percentage of new planting, equates with the measures and strategies currently in place. We consider that the effect of these proposals on the people and amenity of Goring to be detrimental and ask that these proposals be refused.

Bob Niall
Secretary
Gorng and Ilex 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](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>