



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

3rd September 2021

Petrina Kingham
9 Lashmar Road
East Preston
BN16 1ES

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 2nd September 2021 which has been recorded as an objection with the comments as follows:

OWPC40081

Planning Application A/168/21/PL

1. The proposed site location is on land between East Preston and Ferring. This land is identified as a "Settlement Gap" in the Arun Local Plan (Policy SD SP3). The Local Plan states that settlement gaps will be protected to prevent coalescence and retain their separate identity. Building on this land would contravene the Arun Local Plan so the application should be refused.

The proposed development:

- is contrary to Policy SD SP3(a)
- is contrary to Policy SD SP3(b)
- the scheme would conflict with Policy C SP1 /SD SP1

The site is NOT environmentally sustainable as it is not possible for residents to use non-car means of transport to access the primary school, local shops and other services without themselves suffering from the increased effects of pollution by using either footpaths or cycleways along this stretch of the road. The increase in stationary traffic at local schools will also be a major contributor to air pollution.

The Transport Assessment concludes that there will be one additional vehicle movement every 1.5 minutes in peak period traffic is not spread evenly over time. All traffic relating to the proposed development will have to go to the A259 and turn West increasing an already major and polluting bottleneck of stationary traffic.

There is no provision for extra infrastructure - East Preston, Ferring and Angmering have already reaching 'tipping point' in respect of the schools and the available doctors surgeries are oversubscribed. NHS dentists in the area are not taking any further patients. The proposal does nothing to address the infrastructure requirements 76 more homes would require, notwithstanding the fact the proposal is contrary to the Local

Plan and in theory cannot be overridden.

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>