



Arun District Council
Arun Civic Centre
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8th September 2021

Ferring Parish Council
1 Elm Park Ferring, BN12 5RN
BN12 5RN

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 7th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40171

Part 1

The proposed development abuts the boundary with Ferring and would compromise the integrity of the Ferring to Angmering/East Preston Gap Between Settlements, contrary to Arun's Local Plan (Policy SD SP3) which states that gaps between settlements 'will be protected to prevent coalescence and retain their separate identity'. It should be refused accordingly.

The proposed scheme is outside the Built-Up Area Boundary and therefore conflicts with Policy C SP1 which states that 'development will not be permitted unless in accordance with policies in the plan which refer to a specific use or type of development', none of which apply to this proposal and it should be refused accordingly.

Access onto the busy A259 immediately adjacent to the Angmering by-pass roundabout will add to existing congestion and was not factored into the urgently needed upgrade plans for the highway network. With congestion regularly extending past the proposed new site access, it is likely that the farm track from the roundabout will be seen as an alternative vehicle access and egress option creating a highway safety issue, especially given that ADC have granted permission to upgrade the 'farm track' to highway specification. This will also inevitably be used as a pedestrian and cycle route to East Preston, Angmering and Rustington, buses and schools. The scheme does not provide for a safe, segregated pedestrian and cycle path into the estate at this point and should be refused accordingly.

Greenspace below overhead power lines should not be included in the open space calculation for new developments, which it is in this proposal, due to the potential health risks as such open spaces within the calculation are intended for recreational use. Further greenspace will need to be created within the site.

P1 of 2 Ends

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>