



Arun District Council
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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:

OWPC40172

PART 2

The LEAP provision is made to utilise a piece of ground that would be unsuitable for other development without due consideration for its application. This is intended to be designed for the unsupervised play of age ranges 4-12 but considerate of other age range and users. In order to gain access to this 'unsupervised play area' it is necessary to cross the road and vehicle parking bays which Redrow themselves have specified is not only the main access road for the development but also 'used by agricultural vehicles' and 'including the operation of larger abnormal load vehicles (defined as being in excess of the typical legal width/weight for use on the public highway). Crossing this road and from between parked cars in the defined bays along the northern side, cannot be appropriate for access to LEAP provisions. This is a further indication that the scheme is inappropriately designed and overdeveloped. Alternative greenspace provision would need to be made available within the site to meet the requirements of a development of this size.

Arun District Council recognise the Climate Change Emergency and claim to adopt policies and initiatives to mitigate climate change and support carbon footprint reduction. The site is identified as grade 1 agricultural land which is classified as 'best and most versatile' which is the most flexible, productive and efficient. The NPPF (paragraph 170) requires that the Council takes into account the economic and other types of benefit of this land. Developing on grade 1 farmland which currently supplies crops for local supply would be contrary to those aims and requirements. This scheme would produce a net economic and environmental loss. The Gap Between Settlements is also a vital area for the dissipation of water run-off from Highdown Hill. The combination of further destruction of underground drainage channels and the increased run-off created by developing the site will increase flood risk jeopardising crops in adjacent fields and reduce the land area currently contributing to carbon absorption while increasing air pollution. The development

would add to the further loss of wildlife habitat which is being severely reduced along the coastal plain due to the ongoing intensity of development in the area. This proposal would increase pollution levels and flood risk while reducing carbon absorption land availability and the production of locally sourced produce on grade 1 agricultural land, increasing the need for imported supplies and it should be refused accordingly.

P2 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>.

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>