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8th September 2021

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
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 7th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40174

Ferring Conservation Group has a further objection to this application.

It is clear from the pre-application advice letter that Redrow Homes or their Agents, were discussing a proposal for a housing estate on the Roundstone Farm site last year, and received confirmation of the officers' support in principle in June 2020. It is difficult to understand why officers gave that support because the proposal was contrary to the Local Plan adopted by the Council only two years earlier. Even in the HELAA of December 2020 the site was classified as 'Not immediately developable'.

The officers' advice does make it clear that the proposal would be contrary to many of the Local Plan policies. However, it goes on to explain the requirement of the National Planning Policy Framework para 11(d). that where the Local Plan does not provide a 5-year supply of housing sites, there is a presumption in favour of development unless there are adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits.

The advice then asserts that there are no adverse impacts associated with the proposal. This is a highly contentious statement, which has been refuted by all 105 (so far) representations made by residents and their representatives. It is exactly the issue that the Members of the Planning Committee have to assess, from their knowledge of the Council's policy, their own familiarity with the area and what is at stake, and the reaction of their constituents.

The remaining 14 of the 21 pages of the advice give detailed guidance on the framing of the intended application, including the assessments by other departments of the Council that would usually be given in the officers' report to the Committee.

It is to be hoped that Members will put all this weighty pre-application advice to one side and judge this application as it stands, and in the light of the Council's policies on the environment, climate change and the undoubtedly adverse impact the development would have on local residents, - 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](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>