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20th September 2021

Sioned Vos
17 Vicarage Lane
East Preston
Littlehampton
West Sussex
BN16 2SP

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 17th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40489

I write as Chairman of the East Preston and Kingston Preservation Society. The housing development proposed in this application would not only be outside the Built-Up Area Boundary but would also breach Policy SD SP3 (Gap between settlements) of the Local Plan and should be refused.

The applicant's statement quotes pre-application advice that the application "would likely to be approved given that there are compelling reasons to do so that outweigh the policy objection of development in a countryside location including a settlement gap". The reasons set out in the advice (appendix B) were detailed, but not compelling. Where can a line be drawn to stop encroachment into the Gap? Surely best to follow the already locally consulted and established line in Arun's Local Plan. While there is a need for housing, there are better sites locally which would not have such a destructive impact on local residents.

Little mention is made of the railway line and the effect of queues caused by long closures of the Roundstone level crossing, which would hardly improve a walk to school or local shops. It is probable that residents of a housing development on this site, trapped between busy roads and a railway line, would continue to use their cars.

It is concerning that in 13.2 of the Statement the development site is described as being on the northern edge of Angmering. It is at the south-east.

There is already severe under-provision of medical services and pressure on school places, in spite of the recent expansion of East Preston Infant School. Infrastructure and service provision has not kept up with the number of houses already being built in the area.

The numerous objections to this application - including from all local Parish Councils - are testament to the unsuitability of the site for housing. The local Highway Authority's reservations about traffic and access arrangements are also worrying. The effect of extra traffic entering the A259 at the point at which many cars turn left into East Preston and Kingston would severely impact on the residents of these villages.

I would therefore urge the Planning Committee to refuse this application.

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>