



Arun District Council
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24th September 2021

R Buttifant
2 Ferring Close
Ferring
Worthing
BN12 5QT

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 23rd September 2021 which has been recorded as an objection with the comments as follows:

OWPC40608

I strongly object to this proposed development. I would also like to question why our planners indulge the developer in 'pre-application' discussions, clearly encouraging all the right things to be included in an attempt to head off the valid and concerns and objections of local residents and with the clear intention of disregarding key aspects of the Local Plan.

The proposed development is on 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. The plan clearly states that 'settlements will be protected to prevent coalescence and retain their separate identity'.

The development would consume prime agricultural land and deprive the area of valuable open green space which is increasingly threatened throughout the area.

As anyone with personal experience of the local traffic conditions on and around the A259 will testify, this stretch of road is already grossly overloaded for much of the day and the situation is unlikely to be alleviated when the dual carriageway works to the West have been completed. East bound traffic departing ASDA and the Ferring has to go West to access Roundstone Roundabout. Providing more road space, far from solving congestion problems also generates additional traffic and this development would add further to the local traffic problems.

Why is the 'farm track' to be upgraded to the best road standard? Could it be that 76 houses is the first phase of a much larger development that will eventually fill the gap between Roundstone and ASDA completely?

The pressures on local services (School, GPs, Dentists etc.) and the difficulties of simply moving round the area are well known and should not be ignored or disregarded. To suggest that the new occupants would

walk to the shops (in Angmering or ASDA) and not undertake school run trips is to say the least fanciful. How much can you carry without resort to a car?

The previous application to develop the site was rejected for many of the same reasons contained in the objections to this proposal. Those objections and the reasons for rejection were valid at the time and they remain valid today. This application has to be rejected.

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>