



Arun District Council
Arun Civic Centre
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18th August 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/169/21/PL
Site Address: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN
Description of works: Construction of a new access to serve existing agricultural use and proposed residential development. This site is in CIL Zone 5 and is Zero rated as other development.

Thank you for your internet representation made on 17th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39656

This application is made by Redrow Homes Ltd - a major property developer - for a high-standard road into an agricultural site that they intend to develop as a 76-home housing estate. They are seeking approval in advance of a further application for the housing estate.

It is surely inappropriate to split off the application for the service road from the application for the housing estate: the present application only makes sense as part of the proposed development. To approve it before determining the housing estate application would imply approval-in-advance of the housing application.

For this reason alone we would ask the Council to refuse A/169/21, or at least to delay considering it until the application for the housing estate has been published.

However, the indications in the documents supporting this application seem to show that a 76-home housing application would not be a sustainable development. The location is outside the built-up area and would therefore involve a departure from the Local Plan. The loss of arable fields would be unacceptable in terms of food production and wildlife habitat, the virtual closure of the Gap between Settlements (Ferring and Angmering/East Preston) would be a great loss to the amenities of the area and the impact on the physical and social infrastructure would (cumulatively, with other housing developments in Angmering) be insupportable.

This road must not be allowed to pave the way for such a development and, since it has no other legitimate purpose, should be refused. - 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>