



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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1st September 2021

Ferring Parish Council
1 Elm Park Ferring, BN12 5RN
BN12 5RN

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

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. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 31st August 2021 which has been recorded as an objection with the comments as follows:

OWPC40023

This proposal is a departure from the Development Plan and unjustified for any reason other than to serve the proposed housing development by Redrow Homes ref. A/168/21/PL on which it is entirely dependent. No case has been made for a large new highway access on agricultural land to serve agricultural requirements and therefore it is not appropriate to decide in favour of this case separately or prior to the housing proposal it is intended to serve. Even the claims made in A/164/21/AG (by Redrow Homes) for upgrading the existing farm track to apparently meet the farmer's future agricultural access requirements make no reference to the need for a new highway access. This clearly indicates that this application can only be considered in conjunction with the proposed housing development without which neither is viable. The current application for the new highway access can only be deemed as a precursor to A/169/21/PL and should be withdrawn or delayed until such time as A/169/21/PL has been determined. Should Arun District Council seek to determine this case prior to A/168/21/PL, the application should be refused. It is inappropriate and unjustified to serve the existing agricultural requirements of this sensitive farmland within the gap between settlement as specified in the Local Plan, which should be upheld as there are no exceptional reasons to the contrary.

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>