



Arun District Council  
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West Sussex BN17 5LF  
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13th September 2021

Val Benians  
3 Langbury Close  
Ferring  
BN12 6QF

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 11th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40298

I quote from  
Arun Plan 2011-2031 adopted 18 July 201

Policy SD SP3  
Gaps between settlements

The generally open and undeveloped nature of the following gaps between settlements as identified on the Policies Map will be protected to prevent coalescence and retain their separate identity.

The East Preston Ferring Gap is identified under this policy.

The open space is a 'green lung' for Ferring and East Preston

The impossible traffic congestion arising in the main road and both roundabouts and back into Ferring would be intolerable

This development would add to the strain on other infrastructure: drainage, water supply and sewerage, schools and medical services

The loss of prime agricultural land is completely unnecessary

In addition it would appear there appears to be a close relationship between the developer and Arun council. I'm sure Arun residents and members of Arun Council would hate to think there is anything untoward in this relationship.

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](mailto: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>