



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

15th September 2021

Simon Cross / East Preston Parish Council
Council Office
122 Sea Road
East Preston
West Sussex
BN16 1NN

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. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 14th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40342

The Planning & Licensing Committee of this council considered Planning Application A/169/21/PL at its meeting on Monday, 13th September.

The committee agreed unanimously to object to this Application as this development will take place within a designated Gap Between Settlements.

As stated in the description of the proposed works, the construction of a new access is to serve "existing agricultural use and proposed residential development." This ties this Application to Planning Application A/168/21/PL for the construction of 76 new homes on this site.

No new access was mentioned in Planning Application A/164/21/AG which sought to upgrade the existing agricultural track by 150m, the western end of which seems to dovetail with the eastern side of the proposed new access arrangement.

Section 3.41 of the Arun Local Plan mentions "a desire to retain the character of Arun's small settlements and countryside." This proposed new access is outside the Built-Up Area Boundary in the Arun Local Plan and, if allowed, will start to eat into what has always been understood as a (Strategic) Gap Between Settlements between East Preston and Kingston on the western side and Ferring on the eastern side. This is a relatively small Gap and therefore perhaps worthy of additional protection. Local residents feel strongly such gaps

should be maintained and fear once development has been started there will be a domino effect and the whole gap will disappear very quickly, and once it has gone it will never come back.

This proposal seems unnecessary if permission for this site to be redeveloped is not granted. Should Planning Permission be granted, this council asks Arun District Council to consider applying a Condition stating no work can begin on this proposal until a decision has been taken to the longer-term use of the land.

Yours sincerely,

Simon Cross - Clerk to the Council

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>