

G M Gibbs
45 Chantryfield Road
ANGMERING
BN16 4LU

Your Ref: OWPC17077
Our Ref: A/211/17/PD 07-12-2017
Please ask for:
Mrs A Gardner

29th January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2

Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3).

The Laurels (Red Lion House) The Square Angmering

Thank you for your internet representation made on 28th January 2018 which has been recorded as '**an objection**' with the comments as follows:

*The Neighbourhood Plan Policy ER states with regard to Local Employment
There will be a general presumption against the loss of locations that provide employment within the Parish, either as a result of proposals for a change of use or for the redevelopment of existing premises or sites of employment for non-employment use.*

Proposals for change of use or redevelopment, which would result in the loss of employment use, will only be acceptable if they demonstrate the following:

- 1) The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than two years for employment use and no occupier has been found. Full details relating to the marketing must accompany any proposal;*
- 2) That the alternative use proposed will be a positive contribution to the sustainability, vitality, viability, health and well-being of Angmering.*

The Neighbourhood Plan was approved by the community at referendum by a substantial majority.

The requirements of ER2 do not appear to have been met.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do

not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning