

Debbie Huckin
[REDACTED]

11th May 2026

Dear Sir/Madam,

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@arun.gov.uk

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/44/26/PL

Site Address: Former Shrublands Nursery Roundstone Nursery Angmering BN13 4AT

Description of works: Retention of 40 No dwellings (after demolition of previous buildings) and associated operations (resubmission following A/115/25/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings .

Thank you for your internet representation made on 8th May 2026 which has been recorded as no objection with the comments as follows:

OWPC83435

I am a resident / former resident of Platinum Way, Angmering, and I wish to comment on the retrospective planning application.

Everyone affected by this development has a legitimate interest in seeing the planning position resolved. Residents should be able to live in homes with a lawful and secure planning status, and the development should be assessed against drawings and evidence which accurately reflect what has been built.

However, this application must also be considered in its proper context. This is the seventh application relating to the regularisation of a development which commenced before key pre-commencement drainage conditions had been discharged. That is not merely a matter of opinion; it reflects the findings of the Planning Inspector following the enforcement notice appeal.

The current uncertainty has had serious consequences for residents, including difficulties with mortgageability, saleability and general confidence in the status of their homes. Those consequences have arisen through no fault of residents.

It is understandable that many residents wish to see planning permission granted. However, that does not mean the application should be approved unless it is lawful, coherent, technically robust and supported by complete evidence.

The recent winter monitoring is relevant, but it does not remove the need for careful scrutiny. The monitoring and revised drainage strategy appear to show that earlier assumptions about the drainage arrangements required correction, including in relation to the principal soakaway which has been central to previous submissions. The Planning Inspector also recorded concerns regarding the drainage conditions and the

materials / construction of the drainage system.

This comment is therefore made as an observation on the application and its context. It is neither submitted in support of nor in opposition to the application in principle. I respectfully ask that the application be assessed fairly, rigorously and on the basis of complete, lawful and reliable evidence.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>