

12th May 2026

Debbie Huckin

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@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/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 11th May 2026 which has been recorded as no objection with the comments as follows:

OWPC83473

I note that a number of supportive representations now appearing on the planning portal raise similar themes, particularly in relation to the understandable hope that granting this application would bring certainty and resolve matters for residents.

Whilst I fully understand why many residents wish for closure and stability after such a prolonged and stressful process, I respectfully suggest that the granting of planning permission may not, by itself, remove all uncertainty immediately.

Given the lengthy and complex planning history of this development, together with the continuing technical discussions, amendments and revisions which have already occurred, it appears possible that any regularisation may still involve conditions, further works, monitoring obligations or future technical requirements.

In practical terms, confidence for residents, purchasers and lenders may depend not only on the grant of permission, but also on proper implementation, discharge of any conditions, and ongoing compliance over time.

I therefore consider it important that the planning process remains focused on careful scrutiny of the technical, drainage and environmental issues involved, rather than assuming that all concerns will necessarily fall away immediately upon determination of the present application.

This comment is not intended as criticism of individual residents, many of whom are understandably exhausted by the process and anxious for certainty. It is simply intended to ensure that the longer-term

practical implications are also recognised as part of the overall planning consideration.

I would add that I am also exhausted by the process and have found the ongoing uncertainty very difficult. However, alongside the understandable wish for closure, I consider it important that the longer-term environmental implications of the development are also properly considered. Planning decisions of this nature may have consequences beyond the immediate desire for resolution, particularly where technical, drainage, environmental and compliance issues remain under consideration. It is therefore important that the application is approached with proper care, scrutiny and long-term responsibility.

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

