



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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22nd April 2022

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA

Case Officer: Katie Sharp
Telephone: 01903 737832
Email: katy.sharp@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: A/48/22/RES
Site Address: Land off Arundel Road Angmering BN16 4ET
Description of works: Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liabe as new dwellings.

Thank you for your internet representation made on 21st April 2022 which has been recorded as an objection with the comments as follows:

OWPC46879

Whilst Angmering Parish Council supports development on this site in principle, as it secures the provision of additional land for the construction of the much needed sports hub, it OBJECTS to this application on already stated grounds.

The proposal to change the use class of the commercial element of the site will displace existing B2 businesses. This would conflict with the wishes of the Development Control Committee to retain the existing employment opportunities expressed and voted on at their meeting on 17 March 2020. It could also result in inappropriate retail and food and drink uses on the site which would detract from the vitality of the village centre contrary to Angmering Neighbourhood Plan policies ER1 and ER2.

The proposed layout of the residential element of the site is cramped, dominated by on street and front of plot car parking and has insufficient space for the street trees shown on the plans or any other green infrastructure along the streets. As a result the scheme fails to provide high quality design reflecting local distinctiveness as required by Angmering Neighbourhood Plan policies HD5 and HD6.

APC concur with the holding objection of the ADC Drainage Engineer

The land shown to be gifted for the planned Sports Hub differs from that shown in the previous Outline Application. Assurance of ADC Officers will be required that the area now shown is suitable and adequate for

that purpose.

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 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.

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>