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Planning Department
Arun District Council
Civic Centre
Littlehampton
West Sussex
BN17 5LF

Brown
Somerset Road
East Preston
West Sussex

16 MAY 2022

03 May 2022

Dear Mrs. Gardner

Ref.: A/50/22/PL – land south of Littlehampton Road, Angmering, BN12 6PN
(following A/168/21/PL and A/169/21/PL)

Please record this letter as that of an objection to the above application.
The reasons for this objection are outlined as follows:

- The site is located outside the boundary of Angmering (as per policy C SP1 of the Arun Local Plan and policy HD1 of the Angmering Neighbourhood Plan)
- The land in question forms part of the defined Settlement Gap between East Preston/Angmering and Ferring. Significant development, such as this proposal, within the Gap would be in conflict with policy SD SP3 of the Council's Arun Local Plan. This policy requires that to allow such development, the application must demonstrate that it cannot be located elsewhere and does not undermine the physical or visual separation of settlements. The proposed development involves creation of a bricks-and-mortar belt; it cannot therefore claim to evidence a lack of detrimental visual or physical impact on the area.
- The submissions have not evidenced that there is an overriding need for the development in this location. There is significant development in and around Angmering plus across the Arun district as a whole (e.g. at Yapton and at Fontwell). In addition, this application contains no evidence of sustainability. Combined with the loss of the existing agricultural land, the proposals are in conflict with policy SO DM1 of the Arun Local Plan and in conflict with paragraph 174 of the NPPF.
- The proposed heavy development and associated lack of greenery will adversely affect the visual amenity of the local area and the rural character of the area. It would also negatively affect the setting of the South Downs National Park and these points are in conflict with policies LAN DM2, SD SP3 and D DM1 of the Arun Local Plan and of the NPPF.
- The proposals conflict with policy C SP1 of the Arun Local Plan because it is not an approved category of development
- The potential benefits of the development have not been demonstrated to outweigh the proven harm.

- It is understood that improvements to the A259 are underway and it is hoped that the increased capacity of the road will improve the flow of east-west traffic. Even if these current roadworks decrease congestion at the roundabout (and it is sincerely hoped that they do), the proposed development will add a significant extra burden to the 'new' infrastructure, thus effectively rendering the current project null. Furthermore, the impact of stationary traffic queues formed by the Roundstone Level Crossing will not and cannot be addressed by the current road improvements. The B2140 (Old Worthing Road) is frequently completely blocked by north-south traffic, stretching from the level crossing to the roundabout and often, queues form across and beyond the roundabout (this is normally along the west-bound A259 and south-bound A280). Adding a significant number of extra, permanent (not holiday-makers) vehicles to the situation will exacerbate and already dangerous issue.
- Significant and demonstrable negative effects associated with this proposed development and when evaluated against the NPPF, these outweigh any presumption in favour of sustainable development (which the proposals do not evidence themselves to be).
- The open nature of the site and surrounding countryside is visually significantly separate from the existing neighbouring residential development. Any alteration to this balance would irreversibly and negatively change the visual landscape from a rural setting to a definite urban character. This does not align with policies HD4 and HD5 of the Angmering Neighbourhood Plan, nor with policies D SP1 and D DM1 of the Arun Local Plan.
- The proposed development itself presents as a build that is out of character, out of context and completely incongruous to the rural setting; this is in direct conflict with policies D DM1, D SP1, H DM1 and OSR DM1 of the Arun Local Plan, policies HD3, HD4, HD5, HD6 and HD7 of the Angmering Neighbourhood Plan, the Arun Design Guide and the NPPF.
- In addition to the proposal being non-compliant with several of the policies contained within the NPPF, Angmering Neighbourhood Plan and the Arun Local Plan, permitting a development of this scale and nature in this location sets a dangerous precedent for further encroachment into the Settlement Gap, notably:
 - to the south of the railway line
 - to the east of the site towards the farm buildings and cottages which form the edge of the proposed site boundary
 - further east, between the existing cottages and the Ferring Asda superstore. The supermarket is the western boundary of Ferring and permitting this development is likely to signify the first step in the complete removal of the Settlement Gap.

Based on the points made above and overleaf, it is clear that the application cannot be allowed.

Thank you for your consideration in this matter.

Kind regards,

