

P. Carder (CPRE Arun District)
7 The Laurels
Southwater
West Sussex

Your Ref: OWPC2386

Our Ref: A/82/12/

30-07-2012

Please ask for:
Mr P Cleveland

31st March 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Residential development comprising 139 no. dwellings including 30% affordable with access, landscaping, open space & associated works (this application is a departure from the Development Plan)

Land to east of Roundstone Lane Angmering

Thank you for your internet representation made on 27th March 2014 which has been recorded as '**an objection**' with the comments as follows:

CPRE Sussex submits that this amended planning application should be refused for the same reasons as those expressed in our objection to the original application (in September 2012), foremost among them being the importance of maintaining the integrity and credibility of democratically-decided Local Plan policies (consonant with the NPPF 'core planning principle' that local development should be plan - not developer - led). In this respect, a major reason for not granting permission for residential development of this site at this particular time is that though it is in a location identified as an option for 'strategic housing allocation', because however strategic site allocations in the draft new local plan are currently being reconsidered, any final decision might be seen to be prejudiced in a particular direction should permission to develop this particular site be granted now. Another reason for not granting permission for this particular application is that it now proposes just 139 homes on a 6.8 hectare site and therefore indicates a housing density of only 20.44, which suggests an inefficient use of the land concerned inconsistent with NPPF sustainability principles - thus rebutting the NPPF presumption in favour of 'sustainable development - as well as the Arun Local Plan 'saved' Policy GEN7 stipulating at least 30 dwellings per hectare in any new development of this size.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration