



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

25th August 2022

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

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

Dear Sir/Madam,

Section 106A of the Town and Country Planning Act 1990

Application No: A/167/22/PO
Site Address: Land at Manor Nursery Roundstone Lane Angmering BN16 4AX
Description of works: Application under S106A for the modification of the Section 106 dated 19-03-15 linked to A/51/14/OUT in relation to the Second & Fourth Schedule (Affordable Housing) and Third & Fifth Schedule (Strategic Highways Contribution).

Thank you for your internet representation made on 25th August 2022 which has been recorded as an objection with the comments as follows:

OWPC50516

The Housing Needs Survey undertaken by Action in Rural Sussex (AiRs) 2020 clearly demonstrated that there was a need for affordable housing for local people in Angmering with a percentage showing that their current housing needs could NOT be met by Arun Housing Department. APC is not in a position to check the validity of the viability statement provided and it is presumed that ADC will have an independent check made. It would seem however that the developer is anticipating, after the deduction of the affordable housing and highway costs, a profit of circa 11.5%.

Nationally the current financial crisis has resulted in substantial reductions in the profits of the majority of commercial undertakings and in many cases losses. There seems to be absolutely NO REASON why developers should be singled out for protection from this situation to the detriment of others.

Whilst the specifics listed within the S106 agreement dated 19th March 2015 may have changed, the need for contributions to highways works in and around Angmering has not. The impact of the development on the High Street will require work, both immediately to the east adjoining Cow Lane, and west neighbouring the Spotted Cow and to Roundstone Lane. Beyond this the Parish Council has identified the impact of developments on the lower end of the High Street onto Station Road and from Weavers Hill onto Water Lane, therefore funding to create more effective vehicle movements is needed.

After much discussion APC felt that despite the current financial situation the need for more affordable housing and highways infrastructure within Angmering and the District has not decreased if anything it has increased. APC also feels that reducing the commitment by the developer to honour the agreement made between ADC, WSCC and Roban Garden Centre Ltd on the 19th March 2015 in favour of profits, shows

disrespect and total disregard towards the residents in need and the ongoing much needed highways infrastructure in Angmering. Therefore, APC STRONGLY OBJECTS to this application on the basis that the needs of the Parish out way the profits of the developer. It also feels that should the developer be having financial problems then a stop should be made to the continued construction of this site until the developer is financially able to continue and honour that agreement.

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>