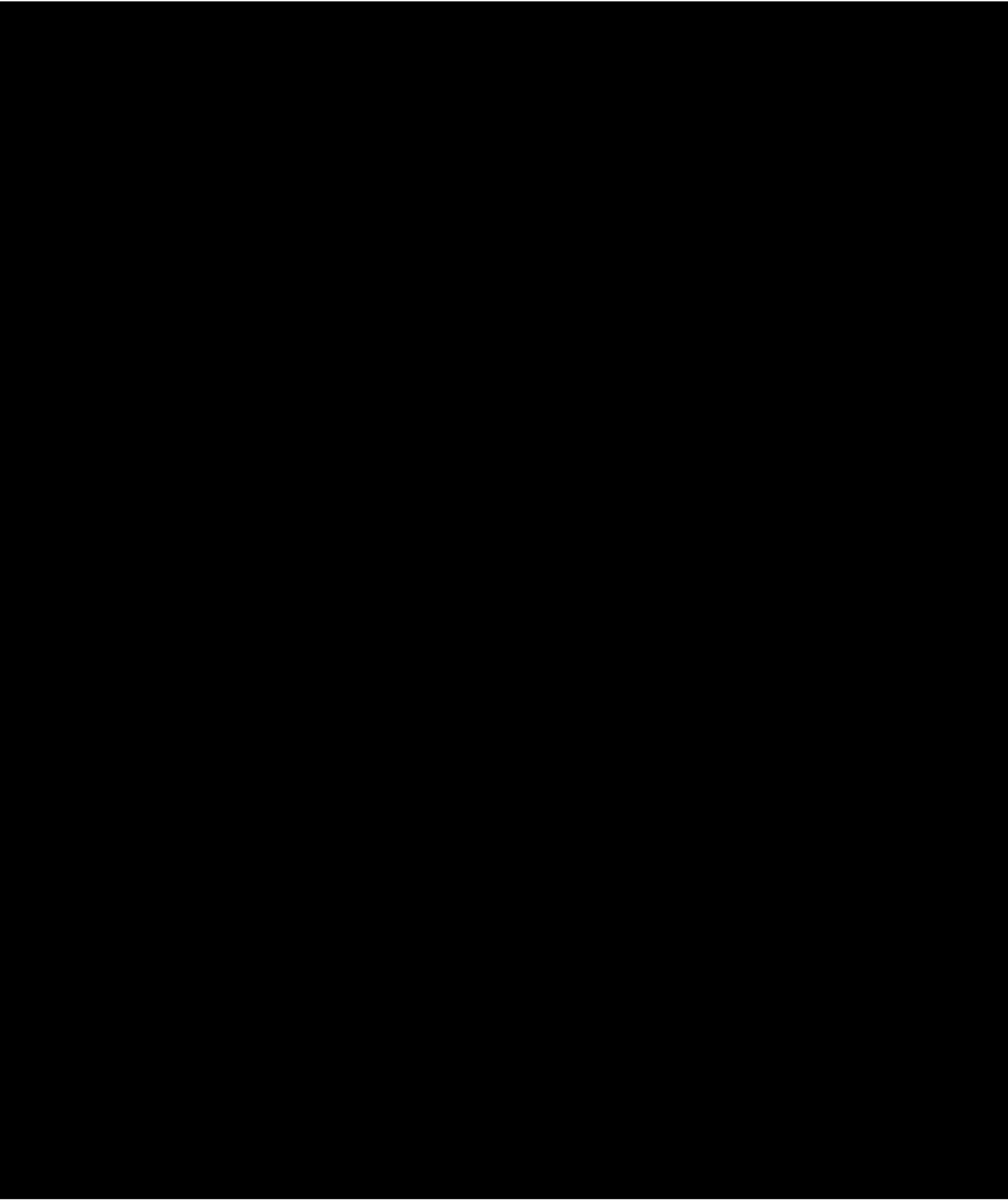




From: Stephen Milliner [REDACTED]
Sent: 17 September 2021 10:56
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>

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Dear Mrs Gardner

I would like to register my objection to this application and the strategy being taken by the Council on planning matters. It is very clear that the Council has been unable to deliver its housing supply and is now seeking to run roughshod over the Local Plan. Shame on the Council for seeking to destroy our village communities and amenity just to meet housing targets!

The planning department were obstructive when I sought to see the pre-application advice but when it was found that the applicant had included PAA/7/21 within the application as an appendix to a supporting report it was clear that the Council has pretty much made up their mind and are in favour of the scheme. The pre-application advice goes to great pains to justify why the Council can set aside the Local Plan (in many instances) and pretty much do what it wants. This is completely unacceptable and as the Council is responsible to the community there will be significant ramifications in terms of lack of trust and political fallout for taking such an action. I think it is time that people stood up to the Council and stopped uncontrolled/poorly controlled development. I have read a number of local resident's comments on the application and have not seen any in support for the application and some quite scathing comments on the proposals. I fully understand the need for sustainable development but am of the opinion that this application has not proven its sustainability credentials.

Arun's housing and economic land availability assessment (HELAA) states that this site is not available for development but just around the time of the pre-application the Council then published its Interim Housing Statement setting out its strategy to set aside the Local Plan. However, this interim document specifically states at 2.2. ***"Until the ALP update is adopted, the Council must continue to assess planning applications against the statutory development plan as the starting point."*** It is clear that whilst this is being considered in the pre-application advice it is all huff and puff as the Council are in fact setting aside this statutory document which would preclude development on this site and effectively doing what it wants. Once the East Preston community understands the Council's strategy, I am sure it will look very unfavourably on the Council and feel badly let down.

Some of the Council's pre-application advice/justification is financially driven rather than considered on the premise of how the development destroys an amenity and affects the lives of people within East Preston. So, for instance, the pre-application advice sites increased Council tax revenue, potential "New Homes Bonus payments" and S106 payments. These financial considerations seem to take precedent over everything else.

It is disappointing the planning department had not properly drawn on the information previously set out in refused planning application A/130/12 for this site particularly the points raised in the decision notice at 1 and 3. Point 4 of that decision notice and the commentary on Highways at the time were pretty obvious, has not changed and this is not mentioned in the pre-application advice which is very one sided and not balanced. The Council published at the time ***"The access is unacceptable to serve the proposed development, adding hazards to users of the highway to an unacceptable degree by reason of (a) proximity to the A259/A2810 roundabout....."*** It is pretty obvious there is a significant danger with a new access so close to the roundabout. Swerving vehicles changing lane at the proposed new A259 access point as they approach the roundabout is something I see in my day-to-day travels on this road. Shame on the planning department for ignoring the safety of local residents during the pre-application process knowing there is a danger that had previously been drawn to the planning department's attention. Simply suggesting the applicant liaises with WSCC highway's department just shows the intentions of the Council and from what I read in the WSCC highways commentary these unacceptable dangers still exist (as you would expect). The

recent representations from WSCC highways department seems to indicate that the applicant ignored what the Council said in the pre-application advice regarding consultation and it appears Redrow Homes have also not taken these matters in to consideration possibly in the vain hope the Council might wrongly set aside the Highways issues. WSCC Highways department have identified that the dangers within A/169/PL still remain so can I draw your attention to the fact that WSCC state the application should not be given conditional approval as there are some issues that could be unsolvable. I also see that WSCC require additional information to make meaningful comments on the application so the "comment by" date deadline of the 17.09.21 clearly will need to be extended as to date there is no further information submitted by Redrow Homes on the planning portal.

There are a couple of assumptions in the pre-application advice which I believe are incorrect or overstated. There is an assumption that the Premier Inn is the nearest pub. I don't know of anyone in the local community that uses the Premier Inn's connected restaurant as a true pub and this assumption only shows how disconnected the planning department are with the local community and reality. I do however accept that technically the establishment is called a "pub and restaurant" but that is because it is part of the Whitbread Inns group who own Premier Inn.

The pre-application advice also assumes that the local primary school in East Preston is within walking distance. My experience of the area is that that this is unlikely to be the case as school children living north of the railway line already generally get driven to the primary school. Some of the houses on this development are considerably further away from the school so be under no illusion young school children will get driven to school, particularly as there is a need to cross an electrified railway line, causing even more danger to local children and the wider East Preston community.

There is an assumption by the planning department that people will walk to Angmering for the shops. Nonsense, as there is a major dual carriageway, they would have to cross which does not have sensible crossing facilities and the experience would be extremely noisy/ unpleasant anyway. Residents of the proposed new dwellings will without a doubt use their cars for shopping and just about everything they need to do in their daily lives.

The planning department have not mentioned the secondary school within their assessment. Children/ teenagers will probably have to attend Angmering School and there is no sensible safe way that these teenagers can get to school on foot or by cycle. There is no doubt that teenagers will make a dash for it across the 50mph dual carriageway or attempt to cross the Old Worthing Road at the roundabout where there is already an increase in frustrated drivers and likelihood of an incident. Does the planning department and elected members feel this is a reasonable and safe strategy? Someone will inevitable get killed or seriously injured!

Notwithstanding the above the Council have not established if the existing facilities within the community can cater for the additional people that will accommodate the new housing at this site. The existing schools are already overloaded. The existing doctors/health facilities are unable to cater for the current residents of East Preston and they are struggling to recruit new doctors.

It is almost impossible to get a sensible doctor's appointment and that was the case well before Covid when only limited appointment slots were made available meaning that sometimes unacceptable waiting times in excess of a month were necessary to get an appointment. The hospitals can't cater for the community and the health care service is poor at the moment. My family have experienced this recently and any added burden on these facilities is not good news particularly for the community of East Preston when you consider the demographics.

I know a separate application has been made for the formation of the road access on to the A259 and the roundabout. I have issued my comments on this application but in summary the proposals are dangerous and unsatisfactory. The proposal contained within A/169/21/PL will materially affect the community of East Preston and when combined with this application is a step too far.

I am therefore of the view that this site is not in a sustainable location for housing and as it is outside the BUAB it should not be considered for such development particularly as it will destroy part of the settlement gap between East Preston and Ferring plus will cause unacceptable highways hazards.

The A259 is currently overdeveloped and starting to look like the North Circular so further development is very unhelpful. The development that has occurred recently is as far as it should go and even then, there is already a significant derogation in our living standards.

One aspect that should not go amiss is that although these new houses will in the main affect residents of East Preston there will be no benefit to the East Preston community/Parish Council and financial benefits from Council tax will primarily be in favour of the parish of Angmering rather than East Preston Parish Council. This is unfair.

May I respectfully request that the Council refuse planning permission.

Kind Regards

Stephen Milliner
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