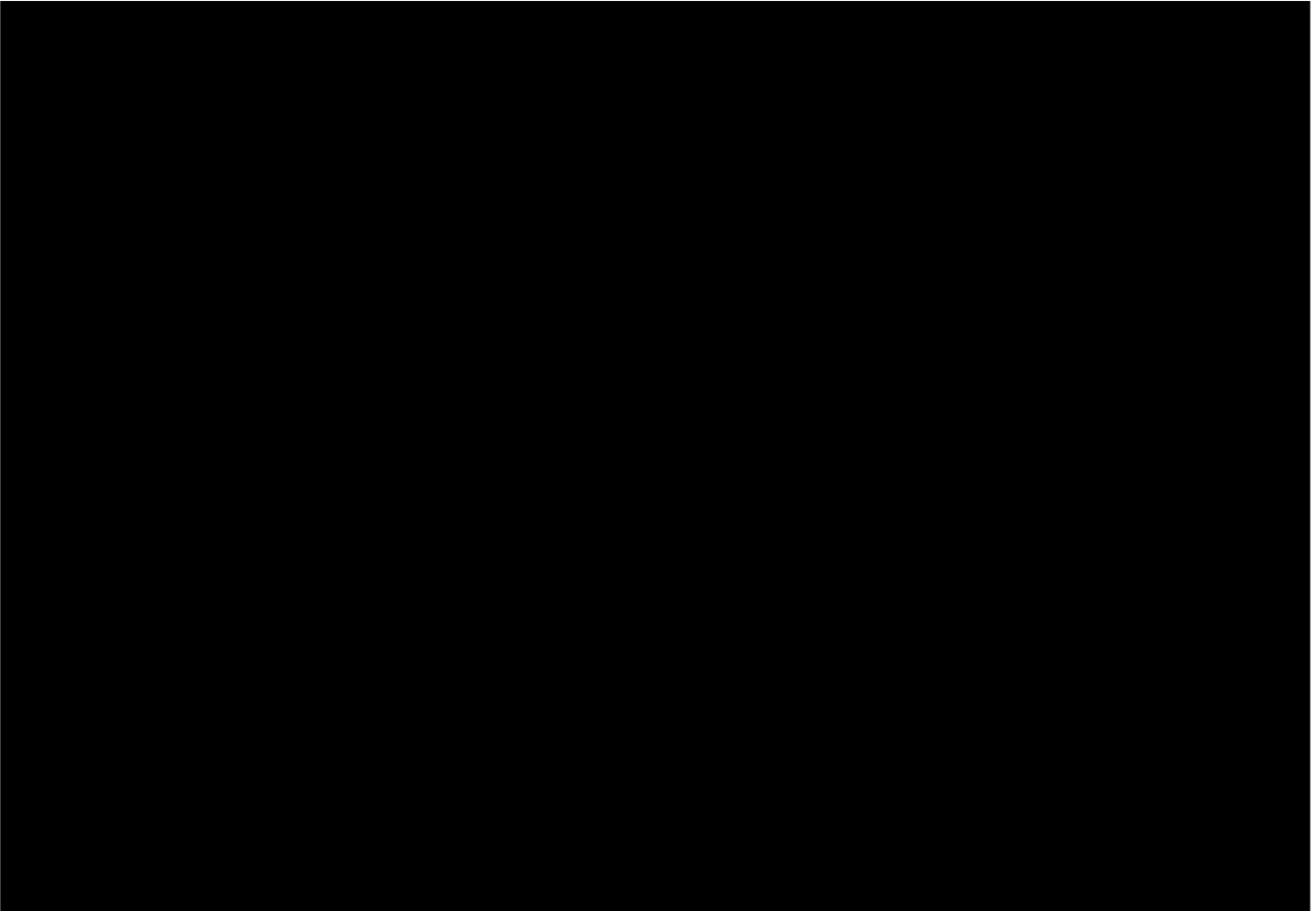




From: Stephen Milliner [REDACTED]
Sent: 17 May 2022 21:31
To: Planning <Planning@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: A/168/21/PL planning appeal - Erection of 76 Dwellings on land south of Littlehampton Road and East of Worthing Road BN12 6PN

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Dear Arun planning team

The below is not on the planning portal. Is there any reason why?

Kind Regards

Stephen Milliner

From: Stephen Milliner [REDACTED]
Sent: 11 May 2022 19:05
To: planning@arun.gov.uk <planning@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: A/168/21/PL planning appeal - Erection of 76 Dwellings on land south of Littlehampton Road and East of Worthing Road BN12 6PN

Dear Mrs Gardner

Redrow Homes have recently written to me (21.04.22) and asked I provide you with comments on what they have recently provided the planning department as uploaded on the planning portal and also attached. Redrow Homes asked that I provide you with my comments by the 15.05.22. There is no such request in the planning departments letter 7th April 2022 so I am not clear if the Redrow letter has any validity but, in any event, I don't mind issuing similar text to you that I have already issued to the Planning Inspectorate via their portal. I have enhanced this in some areas below covering other topics.

I provided comments on the original planning application made by Redrow Homes. These comments still remain valid and I would like to add to those comments since receiving Redrow Homes Letter 21st April 2022 together with drawing A1004/01/Rev C. I have reviewed the copious additional information submitted by Redrow Homes on the Arun District Council (ADC) portal and I am disappointed that Redrow Homes infer in their letter that ADC did not circulate to interested parties the latest information submitted by Redrow at the time of their application. I am sure ADC will dispute this but from what I see Redrow's letter 21.04.22 is misleading. Redrow were asked by ADC to provide information and given an opportunity to provide additional information in support of their application but this was not forthcoming. A classic example of this is that Redrow did not appear to take highways matters very seriously and simply declined from undertaking a stage 1 RSA for the planning application process.

During the pre-application process ADC recommended that Redrow liaise with WSCC highways department at their earliest opportunity but it is clear that this did not happen. There was a previous application on the site which was refused and one of the reasons for refusal was highways issues particularly at the access where lane swerving will occur and this still remains the case. This is of significant concern to me as I have seen it actually happen at the point of the new proposed access/egress as cars approach the roundabout from the east so it is a real danger. It is then clear that there were and as far as I can see still are some highways issues that may not be resolvable. Redrow made a separate application A/169/21/PL for the only highways works running concurrently with application A/168/21/PL. WSCC made it clear that ADC should not grant a conditioned planning approval as some of the highway's issues may not be resolvable and yet Redrow still did not engage properly and declined to undertake a stage 1 RSA at that time. This was confirmed to be the Redrow approach in the subsequent WSCC correspondence with ADC. On this basis alone I fail to see how ADC were incorrect in refusing planning as Redrow simply had not provided information to demonstrate their proposals were satisfactory even though the period for determination of the application was extended. This sequence of events ran all the way to the date of refusal.

If you look at the date of the latest information submitted by Redrow as part of the appeals process, you can see that their RSA document is dated 10.03.22 and therefore quite a recent document produced well beyond the determination of their original application. You will also see that whilst the applicant has agreed with the findings of the independent body undertaking RSA, they have not submitted details as part of the application and simply stated they will submit details at a later stage. This goes against the recommendations of WSCC for the reasons set out above. The highways issues are therefore not yet closed out by the applicant. You will see that neither the applicant's consultant or the overseeing organisation have signed the document or even offered their comments yet so it cannot be considered as formal or agreed in this appeal process.

The local residents have had to suffer years of highways works and disruption on the A259 and the added disruption of the new highways works will just add to the misery local people have had to endure. Also, I am very concerned about the practicalities of undertaking these works and the impact it will have on what is already a heavily congested junction (during both peak and off-peak periods) and there is no way this dual carriageway could suffer a lane closure or road closure to accommodate any highways works of this nature particularly those proposed on the latest drawing.

The proposed cycle and walkway path crossing at the A259 roundabout is a disaster at this already over congested junction where people regularly make a dash to get out on to the roundabout and where the traffic constantly backs up towards the railway crossing to the west as well as to the east towards Asda. Someone is likely to get seriously injured or even worse killed with the new crossing and changes to the junction with a new permanently open entrance to the development. This will mean that there will be six roads joining what is a medium sized extensively used roundabout.

I see the applicant is now proposing a new landscape buffer to the east of the development site but I see this is outside the proposed development plot red line so is not within the gift of the applicant. I am not aware of the applicant making a formal notification to the land owner of the site outside the development area but in any event such proposals should be contained within the red line else they do not formally form part of the development and not within the gift of any enforcement plus they change the plot ratio calculations. I suspect the applicant does not want to include such landscape buffering within the planning development area as it would probably affect the layout design and the number of houses that can be contained within the development but if the landscape buffering is needed then it should be within the red line namely form part of the development proposals and remain in perpetuity if the planning Inspectorate did decide to overturn the ADC legitimate refusal.

I also see the applicant is proposing a landscape buffer outside the red line adjacent to the railway , presumably on Network Rail's land? Again, this is not within the remit of the development but just as important any landscaping to the south of the development so close to the railway needs to take in to consideration the effects on winter services (leaves on the lines which can cause danger and disruption as recently witnessed at Salsbury).

At the time of the original planning application Redrow had not provided a drainage scheme for consideration and the ADC drainage team felt the proposals were inadequate and insufficient to prove there was adequate soft landscaping to demonstrate that the water falling on the site could percolate without run off to adjacent land. I see the applicant has now submitted a drawing and I am assuming that ADC's drainage department will review this and comment on its adequacy. Most residents of East Preston/Angmering are aware of the difficulty in discharging rainwater with the local soil conditions and I believe the percolation tests at the site proved this was the case here. I see the latest drainage strategy report simply states the proposals will minimise the risk of water runoff from the site but does not specifically state it will prevent them on a design condition capturing climate change measure implying that there will be surface water run off which clearly could impact on local residents.

The site is remote from both the villages of East Preston and Angmering and is not a sustainable development for many reasons as set out by many objectors during the planning process and finally concluded by ADC. It is positioned in a settlement gap on agricultural/ farm land and this should not be destroyed at all costs. It is fundamental that this policy is upheld and not destroyed/ compromised else it will ruin where we live and seriously affect the amenity of local people. If local residents wanted to live in an urban sprawl rather than in distinct village settings then they would live in the area around Bournemouth/Christchurch/Poole where decades of excessive residential developments means that one area simply runs in to another with a complete hostile environment and no green gaps , multiple

roundabouts and a complete loss of character. Horrible!!!! and no thanks. We don't want the A259 to look like the Norh Circular.

You are probably aware of the events that have unfolded at Chatsmore Farm (Goring Gap) and the fact that Worthing Borough Council is now taking the case to the High Court. Good on them for sticking up for local people and stopping developers ruining our communities and the amenity just to build more and more houses in an unsustainable manner on existing farm land. It is also good to see Sir Peter Bottomley is behind the issue and raising it within Parliament. I have made representations to Sir Peter Bottomly regarding the NPPF and how local council's need to be empowered to make decisions and that such decisions should only be overturned by the Planning Inspectorate if appropriate consideration to policy was not undertaken at the time of an application. In this instance the ADC policy is very clear as set out in the reasons for refusal of application A/168/21/PL. Good to see in the recent Queens speech that the Government is bring forward legislation to give better control for local people so there is better democracy and this should be considered now as part of this appeals process particularly as the future Government's planning policy intent is known.

I trust the above comments are of assistance and I hope the planning department continues to makes robust and appropriate representations to the Inspectorate so that the original refusal is upheld and the applicants appeal is rejected and so that the local people within the community can lead reasonable lives. Could you please see that this representation is forwarded to the Planning Inspectorate so it may be considered within the appeal process.

Yours Faithfully

Stephen Milliner
2 South View
East Preston
Littlehampton
BN16 1PX