

The Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

ARUN DISTRICT COUNCIL

24 SEP 2013

RECEIVED

25 Lime Grove
Angmering
West Sussex
BN16 4HA
September 21st 13

Dear Sirs, **Re: Planning Applications A /15 / 13 & A16 / 13 / CA**

I have been advised by public notice of the above planning applications.

This public notice invites comments from the general public in relation to this planning application to which I comment accordingly.

I refer you to Arun District Councils website and in particular reference made to the Local Plan "Homes, businesses, shops, leisure, countryside – in fact everything that contributes to the way in which people live, work, travel and spend their free time".

Whilst the above sentiments in context are highly laudable I do not believe this application meets the full criteria as set out above, insofar as this development seeks to demolish the retail premises of the largest employer within the village of Angmering in favour of an over dense housing development in the centre of the village, which will suffer loss of amenity as a result. Conservation must be inclusive and should not be limited purely to the aesthetic it must also include the amenity.

Whilst I would agree that there is a much needed requirement for affordable homes in the village of Angmering I do not believe it should be at the expense of other amenity to the residents of Angmering village and suggest that this proposed development comprise a combination of retail units at ground floor levels, for the amenity of the residents of Angmering village, with affordable housing units above.

I have referred to this matter in my letter, as it relates to the proposed development of land west of Mill Lane, Rustington, a copy of which I enclose with this my comments.



Robert Fisher

Re: Retail Park Development of land west of Mill Lane, Rustington

Ms Sarah Wickens

Store Property Investments Limited

Farr House

4 New Park Road

Chichester

West Sussex

PO19 7XA

20th September 13

25 Lime Grove

Angmering

Littlehampton

West Sussex

BN16 4HA

Dear Sarah

Further our brief telephone conversation etc.

Background information:-

I believe this proposed development sits within the boundary of the Parish of Angmering, which is defined as a semi rural community. Angmering comprises a community of some 3,500 households, with BMW being the largest employer in the village, employing approximately 90 people. Should this planning application be approved this number may be increased to 110, although this is not confirmed.

Recent successful planning applications to increase the supply of food distribution facilities in the surrounding area suggest a significant projected increase in customer demand i.e. increased residential development in the area (Sainsbury's / Morrisons / ASDA etc).

Business and Employment

Angmering provides almost nothing in the way of Business & Employment opportunities for its' residents, a recent survey suggesting, apart from BMW, that there are approximately 200 businesses active in the village of Angmering, the majority of which are single persons operating a business from home i.e. the capacity to employ under 6% of its' residents with the balance having to travel outside of this community for employment at considerable financial, environmental and social cost.

Infrastructure

Road: A259, congestion at peak times / Water lane / Station Rd / used as rat run / traffic calming problems / A27 congestion at Worthing and Arundel etc.

Rail: TBA

Other Public: TBA

Water: TBA

Broadband / Mobile: TBA

Energy: TBA

Health: TBA

Demographic Factors

The number of children / students attending Angmering School 11 – 19 year olds 1,450 / St Margarets School 4 – 11 year olds 500 / St Wilfred's Primary School 125 together a total of 2075 young people who are likely to enter the employed sector within the coming decade.

I am unable to provide other demographic information at this time: TBA.

Socio economic Factors

It is suggested within a village comprising 3,500 households, 4% of which are located within private estates, a reasonable percentage of the inhabitants of Angmering are wealthy also, as a semi rural community, at the other end of the spectrum those employed in rural occupations are on significantly lower incomes. As a mixed and diverse local economy I am unaware of any single percentage within the village of Angmering of affordable homes.

Economic Factors

Economic & Infrastructure regeneration requires a whole system of systems and balanced approach if the outcomes are to be sustainable.

In our brief conversation you mentioned that factories on local industrial estates for which your Company is the landlord are empty and of the importance of identifying and optimising the real value in any proposed development, both land west of Mill Lane and / or elsewhere.

I would support an application for the following development:-

1. The application by BMW to develop a vehicle retail and maintenance facility, land west of Mill lane should be approved, subject to the following conditions:-
 - 1.1 Store Property Limited agrees to purchase the site vacated by BMW, in Water Lane, together with the detached property at the corner of the High Street, Angmering & Water Lane.
 - 1.2 Store Property agrees to the redevelopment of this land into small shops for the amenity of the Village of Angmering, taking into account that this is an area of conservation and that the construction of this redevelopment must be sympathetic to existing shops in the village, together with off road parking. At first floor levels the redevelopment should consist throughout of affordable housing units, to be owned by the community of Angmering and not by any commercial or public body, for the express purposes of housing those employed within the village of Angmering in rural and lower paid occupations.
- 2 The development of the remaining half of the land west of Mill Road into a Retail Park should be rejected and instead this land should be developed into a Science, Technology and Innovation Park for the express purpose of assisting the young and the not so young people of Angmering to develop their ideas into tangible products, services & the businesses needed to create the GDP necessary for infrastructure & economic regeneration. Such a development would be seen as a genuine attempt to maintain & support community cohesion, village semi rural identity, the full occupation and further development of industrial facilities in the surrounding areas.

Should such an application be put forward and accepted, we would be interested in helping you to fund & develop both the affordable housing project and assisting you with the development of a Science Technology and Innovation Park, bringing together various academic groups, scientific institutions, research councils with which I have recently been working, to assist with its' development and ongoing support.

I do not support the development of this land as a Retail Park.



Robert Fisher

Cc Nick Herbert MP

Cc Arun District Council Planning Dept & Arun DC Economic Regeneration

Cc Save Angmering Village

Cc Angmering Parish Council

Cc West Sussex County Council