

Charles Wiggins
Thatchers
The Thatchway
Angmering
West Sussex
BN164HJ

Your Ref: OWPC19594
Our Ref: A/36/18/OUT 12-03-2018
Please ask for:
Mrs A Gardner

16th August 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

Land off Arundel Road Angmering

Thank you for your internet representation made on 13th August 2018 which has been recorded as '**an objection**' with the comments as follows:

Further Objection to: -

A/36/18/OUT - Outline Planning application for the erection of up to 200 dwellings with public open space, landscaping and sustainable drainage system (SuDs) with vehicular access point from Arundel Road, one full sized football pitch and demolition of industrial units, and one residential dwelling. All matters reserved except means of access.

I confirm that my objection comments remain unchanged from my objection dated the 26th April 2018 (Ref OWPC18018)

In addition to those comments I have now reviewed further supporting information submitted by the applicant and the statutory consultee responses and would add the following additional objections: -

Drainage

The applicant still fails to provide detailed information upon the long-term management of the ordinary watercourse and evidence they have all rights required to enter third party land to do so. They also fail to provide evidence of how they will mitigate against flooding of adjoining landowners holdings.

County Highways

The applicant makes reference to the ability to provide a cycle path the length of Arundel Road as part of improvements to the local vicinity, but fails to provide a plan demonstrating the route and that all the land is in the applicants control or the public highway.

Furthermore I refer the local authority to previous applications in Arun where applicants proposing significant off site highways works were required by West Sussex District Council prior to a planning application being determined had carried out public consultation relating specifically to the offsite highway works with the local community and gained the support of the local county councillor prior to a formal TRO approval being

given. Can I have assurance this will application will be treated the same?

The County Highway Officer makes reference to financial contributions towards identified highway improvements were the applicants scheme will have an impact. Where significant impact is identified should the applicant not be required to carry out the improvements prior to development within a section 278 agreement as other schemes have not yet been determined and maybe refused?

Highway England -A27

Due to the number of fatalities at the Hammerpot junction with the A27 over many years the proposed increase in housing in this location will lead to an increased use in general public accessing Angmering Park for recreational use due to lack of public open space allowed for within the applicants scheme

Highways England have identified the need to carry out a full assessment under "Design Manual for, Roads and Bridges" Standard HD42/17 "Walking, Cycling and Horse-Riding Assessment and Review"

In light of this request this must have overriding precedent on the application being withdrawn to allow this process to take place and an application cannot be determined until a full assessment has been carried out in accordance with the detail set out in HD42/17.

I would go further in stating that the local authority have a duty of care to make this a condition precedent of any further negotiations with the applicant until this has been provided and approved by Highways England on grounds of highway safety.

Conclusion

I reiterate my comments made in my conclusion of the 26th April 2018 but now with supporting information from statutory consultees this application is premature and currently the land is neither developable nor deliverable in the short to medium term as defined under para 47-55 of the NPF.

This land and adjoining land should be considered as a strategic site allowing suitable highways and drainage solutions to be considered and assessing the cumulative impact upon the adjoining vicinity.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is

available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning