



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
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Website: www.angmeringparishcouncil.gov.uk

15th May 2018

Michael Eastham,
Principal Planner
Arun District Council

Michael,

A/38/18/RES – Manor Nursery

The plan for this development is well thought out and compares favourably in design and other terms against other local developments; however

Angmering Parish Council **OBJECTS** to this application on the following grounds:-

Access to the site via High Street

It is acknowledged that this application is for the **Reserved Matters** which assumes that access could come through the existing nursery entrance on the High Street. That is not to say that this has to remain the access as it has major problems, outlined below.

The concept of housing being built on this site was introduced as part of the ADC commissioned **Masterplan** for the land east of Roundstone Lane, which was brought forward to support the then Strategic allocation of 600 homes for the land from Manor Nursery in the north to the VHB land to the south. One of the main aims was to link the separately developed sites with a road network plan that achieved that.

The access for this site, it was acknowledged at the time, should not be onto High Street, but should be provided through the David Wilson development onto Roundstone Lane. The David Wilson roads have been built to reflect this expectation.

In addition, the proposed development for the South of Water Lane site specifically excluded the option of accessing High Street, because it was believed that it was unsuitable for residential traffic.

There is therefore some disappointment that for the reasons already outlined at the time of consideration of A/54/14/OUT the access is still expected to be onto the High Street, with the attempts to ameliorate the problems in the submitted highway drawings show why this is the wrong access. The footpaths being proposed are at times just 1.0 metre wide, which is not enough room for people with pushchairs and mobility scooters to pass safely. The recommended minimum width is either 1.5 or 2.0 metres, with 1 metre width only being adequate when there are footpath obstacles to pass, such as telegraph poles etc.

High Street is an access the South Downs for dog walkers, ramblers and cyclists so any extra vehicle movements will impede this access and may increase accident potential.

In addition, no allowance has been made for the car parking that currently occurs on the south side of the road particularly in the summer when the Spotted Cow is busy, as it often is. To ignore this not only undermines the validity of the detailed work done, but also potentially compromises the viability of the Spotted Cow.

There is not enough room for a footpath, parked cars and passing traffic at any point on the High Street. The likely outcome is that the footpaths will be parked on, restricting access to pedestrians and other footpath users, forcing them onto the road. In addition, there is likely then to be situations whereby access to the site by emergency vehicles will be blocked, with the obvious dangers for residents resulting.

The reasons for ignoring the possibility of accessing through Nanson's Lane, on the David Wilson site, appear to be that the developer does not want to have its potential occupants going through another developer's estate. In other words, a 'private' estate is being proposed. In order to achieve this, the sensible option is not being considered.

For these reasons it is considered that the application is refused until a satisfactory access scheme is produced that allows for a satisfactory, safe way of accessing the site.

The setting of the South Downs National Park

As with the proposed South of Water Lane site, there is a question of whether this site will be sufficiently landscaped to not affect the SDNP visually. The expressed intention to thin out the growth to allow the High Street to become the access point will make this even more likely to be unsatisfactory.

Although the Parish Council believes that this is a good development comparatively, the question of access and landscape matters should result in refusal.

Yours sincerely,

Rob Martin
Clerk to Angmering Parish Council