Robin McDonald

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Tuesday, March 11, 2014

Assistant Director
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Subject: Barratt David Wilson (BDW) planning application A/82/12 for 139 houses east of Roundstone Lane.

Dear Sirs,

Below I set out my observations and objections to the proposed development as submitted by BDW. Below, I attach my last letter of objection to BDW original application and these objections are still valid as far as I am concerned. However, in addition I would like to comment further on this application since other issues have come to light that require consideration by your department.

- The BDW latest plan takes no account of the Master Plan coordinated approach discussed at the recent APC meeting at the Rugby Club in mid-January, It seems that BDW are calling ADC bluff by 'going it alone' and will appeal any rejection by ADC of their application.
    - Objection: I object to this approach by BDW on the grounds that it is an application contrary to the Master Plan coordinated approach as supported by ADC and APC (Angmering Parish Council) for this area.
- It does not include much more green recreation space or recommendations on exit routes, particularly to the A280 - something which, at the Rugby Club meeting, they were asked to examine and cost.
    - Objection: BDW application is incomplete is as much as, they have failed to respond to the requests made at the Rugby Club meeting.
- In Parliament recently, Nick Boles announced a number of revised planning guidelines relating to what Planning Inspectors will be able to take into consideration including constraints such as:
    - Flooding when assessing housing targets in Local Plans

[redacted]

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Wednesday, September 05, 2012

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

Subject: Barratts' planning application A/82/12 for 150 houses east of Roundstone Lane.

Dear Sirs,

Below I set out my observations and objections to the proposed development as submitted by Barratt's.

General co ent.

Having viewed the planning application on the ADC website I would like to comment as follows. The planning application tells us much about what we already know in terms of the site, the local vicinity, the flora and fauna by way of the various consultative documents that have been produced to support the creation of this application by Barrett's. The application is a contradiction to the Government's 'vision' as stated by David Cameron in January of this year when he said,

"Our vision is one where we give communities much more say, much more control. The fear people have in villages is the great big housing estate being plonked down from above. Our reforms will make it easier for communities to say 'we are not going to have big plonking housing estate landing next to the village, but we would like 10, 20, 30 extra houses and we would like them built in this way, to be built for local people'.

His statement is congruent with the Government's vision and can been seen at the following link:
http://www.spiritfm.net/news/sussex-news/722981/arun-residents-asked-to-shape-development/

I hope therefore that any decision made by the planning committee in regard to this planning application will take note of Mr Bower's statement and will be "influence-led" rather than "policy-led" as is so often the case in the planning process.

However, since the local plan is still in the consultation stages and local folk have not yet had the opportunity '*to influence how their community will develop*', acquiescing to this application would be very much an ADC own goal. If this does turn out to be the case may I suggest that Mr. Bower should try and be considerably more transparent in his dealings with the public when he wishes to speak to them, otherwise resign from his position (again - he resigned as Chairman of the LDF sub-committee as was reported in the Bognor Observer on December 18th 2008) or better still be sacked as incompetent and not fit for purpose.

I was appalled at the attitude of some of the ADC representatives who were at the Angmering Village Hall for the drop in sessions when the ADC Draft Plan was presented. Parishioners were given short shrift if their questions to the representatives were slightly awkward and in one case the representative lost their patience over a particular issue. It was almost as if the whole plan was a done deal and ADC were simply paying lip service to the community. Very unprofessional altogether and should be reviewed and lessons learnt from the exercise.

Access
Roundstone Lane. It is a busy thoroughfare catering for private vehicles, buses, heavy and light commercial vehicles as well as handling pedestrian traffic. An additional access to Roundstone Lane from the proposed development would exacerbate and already overburdened road, not to mention making the junction onto the A259 an even worse bottleneck than it already is.

There is no realistic way to widen the road to take the additional traffic the proposed development would create. This would lead to a dangerous thoroughfare for both traffic and pedestrian's particularly since it is a school route. Add to this the heavy construction traffic that would use the road to

development. As far as I am aware there are no plans to increase the capacity of the local schools to cater for the increased population.

Objection: Currently all the schools in Angmering are oversubscribed so it is therefore unclear where the additional children would be educated. Even if these schools could take the additional pupils this would cause additional congestion in Station Road, the High Street and Arundel Road, highway safety would be compromised. Non-denominational village children would be obliged to go to school elsewhere outside the village which would mean more cars taking pupils to school.

ploy ent

The introduction to the ADC Local Plan states *"Arun has determined that economic growth for job creation is its number one priority.*

Objection: Whilst the ADC priority is for economic growth, it is difficult to see where employment opportunities exist for an increased population the development would create. The area does not attract the type of 'higher level businesses', (to use a term Mr Bower uses when categorising the types of business' ADC needs to attract to the area) that would be prepared to invest in Angmering since there are no suitable sites on which it is viable to build industrial premises and neither is the infrastructure in place to support any industrial area that maybe built. Employment opportunities would be limited to 'cottage industries'.

Therefore employment would be sought outside the Angmering area which would mean either commuting by train or car to Gatwick, Brighton, London. This is hardly a recipe for economic growth in the area.

Furthermore the plot plan is quite clear in that it allows for further expansion of the development to the south side of the proposed plan, i.e. where plot borders the Rugby club (road 6). This also will be seen as the thin edge of the wedge since to the South of the Rugby Club is VHB West End nursery whose site has recently been the subject of housing development. If this were allowed to happen then jobs would be lost at VHB and this would be counter to ADC priority of creating jobs.

Utilities

Yours faithfully

Robin McDonald MBA, BSc
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CC. Angmering Parish Council
Nick Herbert MP
Save Angmering Village.