

[REDACTED]

From: Rita Williams [REDACTED]
Sent: 26 March 2014 21:51
To: Planning [REDACTED]
Subject: FW: Objection Planning Application A/82/12

I am writing to **OBJECT** to updated planning Application A/82/12 for the following reasons:

The reduction in the number of dwellings to Barratt / David Wilson (Southampton) Ltd's original Application for 150 dwellings by 11 to 139 dwellings, does not alter any of my original objections.

- **This Site is not Sustainable:** It is outside the built-up area boundary and according to the Strategic Housing Land Availability Assessment (SHLAA), development on this site is only sustainable if it is delivered "as a larger comprehensive development with adjacent land" i.e. as part of the ADC Masterplan, not as piecemeal development.
- **The Application by-passes the ADC Masterplan process;** which is still a work in progress and has not been officially signed up to by the developers of all the 6 sites involved, let alone APC and ADC. In fact, it is still unclear at this point in time when or if the Rugby Club site (which will contribute 30%+ of the Masterplan area and financial contributions to supporting infrastructure) will come forward.

There are a number of issues still outstanding from Public Meetings including where playing fields will be situated, the provision of a link road between Roundstone Lane and the A280 (which this Application confirms it will not contribute to) or the timeline for delivery of the individual sites and associated infrastructure.

- **The Application is disingenuous;** in that it suggests that it is linked to the Masterplan. It is not - the Masterplan is not approved and is still a DRAFT.
- **There has been no Public Consultation whatsoever** on the updated version of this application, despite the claims in the latest "Statement of Community Involvement". The meetings referred to were about the draft Masterplan delivery of a consolidated, cohesive Masterplan, not this stand-alone planning application.
- **Public Open Space is fragmented:** The "kick-about" area to the southwest of the site is small and relies on the development of the Rugby Club site and Pound Nursery and Pound Place sites to make it workable.
- **The Density of the site lay-out is unacceptable:** it is not sympathetic to its landscape surroundings and is at least that of the Bramley Green estate, possibly higher. It therefore reasonable to assume that the development will suffer from the same issues of not enough

parking and narrow road lay-out, which have been detailed in many of the objections to this Application that have been submitted by residents of the estate.

- **The Flood Risk Assessment is incomplete:** It says that monitoring of groundwater levels were undertaken during 2013 with no evidence of groundwater. . . . When during 2013?

Additional monitoring is programmed for winter/spring 2014. . . . Has it been done?

It also says that no other sources of flooding were identified on or within the vicinity of the site. . . . Did they look at Cow Lane which has been a “stream” for several months over this winter? Was perched water observed onsite? There have been reports that this winter, the site was flooded at its southern end.

Output from the latest groundwater testing on this site needs to be provided whether this Application is part of a Masterplan or not. Especially from the groundwater level monitoring proposed for winter/spring 2014.

- **Traffic impact and parking provision needs to be investigated further:** No development east of Roundstone Lane should be considered before a link is provided from Roundstone Lane to the A280 by-pass or the dualling of the A259. The site has a single entry / exit point onto Roundstone Lane, that will just add to the congestion at peak times and increase the number of vehicles using the narrow roads through the village centre as a “rat-run”.

The loss of overflow parking for the Rugby Club due to this development will result in parking in nearby streets; therefore a WSCC parking capacity assessment needs to be carried out before this Application is considered at all.

- **Landscape and Visual impacts have not been addressed** in terms of the site-layout. Despite the assessment that supports this Application acknowledging the landscape impact as Moderate to Major and making a number of recommendations such as providing significant boundary screening, they appear to have been ignored.
- **Much of the “superseded” support documentation is incomplete:** as with the previous version of this application.

This is a blatant attempt by the applicant: Barratt / David Wilson (Southampton) Ltd: to gain planning approval by attempting to link the Application to the concept of the as yet incomplete and undeliverable Masterplan. No doubt hoping that if this Application is approved, any issues that follow will be the responsibility of ADC and the other developers to resolve – or not!

A lot of time, money and effort has been spent in meetings and on consultants in the production of URS Visioning Briefs and indicative Masterplans, and in gaining support from the residents of Angmering. To approve this Application as being Phase 1 of this as yet incomplete process, debases the sustainability of the Masterplan and would expose the whole process as a sham; undermining the integrity of ADC, the planning process and the emerging Local Plan.

At this point in time, A/82/12 can only be assessed as a stand-alone Application and should therefore be **REFUSED**.

Yours Sincerely

Rita Williams

Manor Cottage
Ecclesden Lane
Angmering

