

Objection to the Barrett David Wilson (Southampton) Ltd planning application numbered A/82/12

As ward councillors we wish to record our strong objections to this planning application. Our objections are partially based on the excellent work that has been undertaken by Rodway Planning Consultancy on behalf of Save Angmering Village a copy of which I trust the members of the Development Control committee will have seen. In addition and also very significantly the objections raised by Barton Willmore which company is one of the potential 'partners' in what may one day become a 'Masterplan'. These objections are contained in their letter dated 27 November 2012 and are as valid today as they were then and we trust the committee will have seen this letter as well.

We would like to deal first with the Masterplan - so called.

Masterplan Status: The Masterplan is still a DRAFT document – in this application Barratt/David Wilson Homes appear to be suggesting that it has already been approved by the Planners and supported by Full Council at ADC, that latter is not the case.

Development on this site at Roundstone Lane, which is Greenfield land outside the built-up area boundary, is only sustainable if delivered as part of the Masterplan, and not as piecemeal development – see site assessment in SHLAA.

- The site is one of 6 parcels of land that make up the site east of Roundstone Lane
- A Phased implementation approach has been proposed by Barton Wilmore and Barratt /David Wilson homes
- Both already have live planning applications submitted to ADC along with Pound Nursery (who were part of original Barratt/David Wilson Homes proposal for 301 dwellings and supported by same documentation.)
- No developer / landowner has submitted an application for Manor Nursery, Pound House or Worthing Rugby Club - which on its own makes up 32% of the site and monetary contributions towards infrastructure
- There is still uncertainty about timescales for delivery of Rugby Club site – if at all

Masterplan Presentation to APC: Jan 14th Worthing Rugby Football Club. The meeting was about the draft Masterplan – not this application. Strong views were expressed by Angmering Parish Council and the community that the draft Masterplan was unsustainable unless a number of issues were addressed, including.

- Provision of playing fields on-site
- Provision of an exit road onto the A280 to allow traffic to travel north to the A27 and south to the eastbound A259 without going through the village or Roundstone Lane.

At that meeting the Luken Beck consultant agreed to look at the above requirements. They will result in substantial changes to the Masterplan site layout and costings, which would need to be discussed and agreed between the interested parties. Until then, there can be no certainty on the eventual lay-out of the Barratt/David Wilson Homes site. **The Masterplan is not acceptable or sustainable unless these issues can be resolved or mitigated.**

On the A280 link road: the application states that . . . *"A road through the site linking to the A280, and whilst the practical implications of this have been fully considered, it has not been included as it was unworkable and unachievable"* . . . but does not explain why, or whether this is a unilateral decision made by Barratt/David Wilson Homes or the consortium or ADC planners.

Masterplan Public Exhibition: Feb 13th Angmering Village Hall This was about the proposed lay-out of the site. There was no information available on timescales for delivery of housing or infrastructure; confirmation of when; or if; developers for all the sites would come forward; or that the Barratt/David Wilson Homes application was to be submitted as Phase 1 of the Masterplan.

The Masterplan is still a DRAFT.

We would next like to address the issues of this as a stand-alone planning application

In the light of the draft status of the Masterplan, A/82/12 has to be assumed to be a stand-alone application, and as such:

- Is not sustainable unless part of a larger cohesive development
- It is outside the built-up area boundary
- Previous objections based on original application still stand
- Despite additional documentation, there are still issues with:
 - Traffic
 - Housing Density
 - Flooding
 - Landscape impact
- By-passes the Masterplan process and sets precedent for ad-hoc development of this site without a cohesive plan for the delivery of identified infrastructure and services
- There has been no Public Consultation on this planning application - only on the draft Masterplan as a whole
- Treats the Masterplan process, which the applicants have signed up to as well as Arun District Council, the Parish Council and the residents of Angmering, with utter contempt
- It is obvious that this is an attempt to bully ADC Development Control into approving the application by threatening to go to Appeal
- If this application is approved, it will set a precedent and open the way for others preventing any hope of securing sustainable development in Angmering or anywhere else in Arun
- The attached document (Nov 2012) from **one of the Masterplan partners** lists a number of objections to this stand-alone application which are still relevant



Barton Wilmore
Objection 2012.pdf

Statement of Community Involvement: The Planning Statement has been updated by a separate "Planning Statement Addendum" that includes the Statement of Community Involvement. This states: *"Whilst there remains some local opposition to the proposals in principle, it is clear that issues and matters raised earlier in the process have been considered and where possible are gradually being resolved"*. This is at odds with the response from APC to the Masterplan Presentation is attached.



Letter_to_ADC_re_R
oundstone_Lane_site

"... there remains some local opposition to the proposals in principle" .

- What are these?
- How significant are they to the sustainability and delivery of the Application?
- How can the level of opposition be assessed if the feedback comments from the Community consultation events have not been included?

"... issues and matters" are "gradually being resolved". The statement is not qualified and confirms that the Masterplan is still a work in progress.

Traffic: There is only one entrance / exit to the development.

- This raises issues of safety; site accessibility and the remoteness of dwellings at the far south east corner of the site.
- Provision of access road "stubs" to other potential development sites is irrelevant as the Application has to be assessed on its own merits.

A WSCC Car Parking Capacity Survey should be undertaken to determine:

- The number of vehicles that are expected to park on-street as a result of this development
- If there is sufficient available space to accommodate the expected parking demand

The Rugby Club have historically used one of the fields that is part of the Application site, for overflow parking. It is therefore reasonable to expect that approval of this Application will result in some on-street car parking on Roundstone Lane and nearby roads by those attending matches or events at the Rugby Club,

Housing Density: Is still too high and is not sympathetic to the site, its landscape surroundings or the density of nearby housing and although the number of dwellings has been reduced from 150 to 139, the density of the proposed development is still 29dph net.

Site size = 6.8 ha

POS = 2ha

Number of dwellings = 139

(Calculation: $6.8\text{ha} - 2\text{ha} = 4.8\text{ha} / 139 = 28.96 \text{ dph net}$)

- This is much higher than the Bramley Green, estate which is 25dph net overall, reducing to 14dph net where it borders Roundstone Lane and open countryside to the east.

- Weavers Ring (north of Bramley Green bordering Roundstone Land and the High Street (Conservation Area) is 11dph net

Flood Risk Assessment & Development Drainage Strategy: data is incomplete.

This supplemental assessment states *"Groundwater was not encountered during the course of the ground investigations, however further monitoring of the groundwater levels will be required to determine seasonal fluctuations. Further ground investigations and soakage testing should be carried out to ascertain soil infiltration rates for the potential use of soakaways"*. When will these investigations be carried out?

It also says:

- Further 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?
- No other sources of flooding were identified on or within the vicinity of the site. . . .
.. Did they look at Cow Lane? Was perched water observed onsite?

No detailed groundwater report findings have been provided. This winter saw groundwater and surface water flooding to the east of Angmering. Is the winter/spring 2014 groundwater monitoring of the site still ongoing?

Landscape and Visual impact Assessment: The report acknowledges the landscape impact as Moderate to Major.

Despite the recommendations in the report there is no evidence from the site layout or planting of "additional boundary planting and screening elements and minimise impact of built form."

The report says *"The north end of the site is very prominent in the foreground because it is an elevated viewpoint and there is no visual barrier at this angle to the development site."* . . . and the development . . . *"would be at odds with the immediate pattern and landform although this area is separated from the wider landscape by the main A280 trunk road"*

Section 10.0 Mitigation and Recommendations for Development recommends:

10.2. *"Development should also be kept back from the sight boundaries to allow for boundary planting and screening elements and minimise impact of built form."*

10.4. *"Additional boundary hedging should be planted along the western boundaries to supplement the existing boundary hedge line. This will reduce the impact of vehicular lighting and ground floor lighting within the greenbelt."*

10.8. *"New hedging and vegetation boundaries . . . and that . . . "Planting to reinforce the existing vegetation will provide denser effective winter screening"*

Residual Significance of Visual Effects:

11.13 *"It is expected that mitigation planting, associated with the Roundstone Lane boundary will, after a 15-year period, reduce visual impacts for the western edge of the development."*

Site Screening: Despite the above assessment, the recommended mitigation is not reflected in the landscape screening of the site. As a stand-alone site northern boundary with Manor Nursery has no significant hedgerow screening – in some places none.

We ask that Development Control Committee refuse this application and seek the opportunity to speak at the meeting at which it is considered.

Cllrs Dudley M. Wensley, Andy Cooper and Paul Bicknell

Ward District Councillors for Angmering & Poling

Cllr Deborah Urquhart, County Councillor for Angmering & Findon Division

21st March 2014