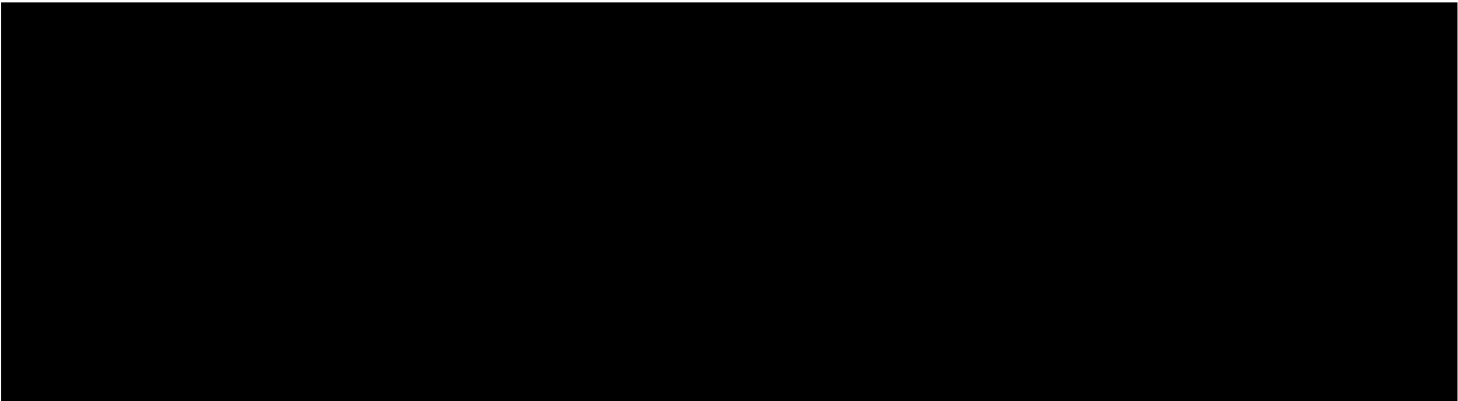




From: Rob Kanaar [REDACTED]
Sent: 26 September 2014 11:47
To: Karl Roberts
[REDACTED] Peter Cleveland
Subject: Re: Barratts in Angmering - application A/82/12

Thank you Mr Roberts.

I do hope Mr Cleveland can expedite his investigations very quickly, as we have now received another letter from Barratt Homes (attached), telling us that they are going to start forming a new site entrance, excavations for foundations, drainage and site roads.

All of this appears to be starting before any of the conditions in the decision notice that is on the web site have been observed, let alone the original demands for such things as full archaeological or drainage assessments being carried out. Or have these been carried out, and for one reason or another are not on the web site?

I am sorry to keep hassling you on these points, but Barratts made it very clear at one of their first drop in sessions, that regardless of what either the village or the district council may say, do or want, but "we always get what we want, and don't really care what you think or want". This comment was heard by a number of attendees, and is one of the reasons why such a close watch is being kept on this development. Nobody trusts Barratts in the village, and we are fully expecting them to trample over us, and probably you, which is also one reason why many people do not bother wasting their time attending the meet the builder sessions, as anything said there is meaningless.

Please let me know urgently whether they will be allowed to continue this development regardless of observing any controls, or whether Arun District Council will finally start to get tough with these guys.

thank you

Rob Kanaar

On 23/09/2014 13:55, Karl Roberts wrote:

Dear Mr Kanaar,
Thank you for your e-mail.
I will ask my colleague Peter Cleveland to look into the matters you raise.

You may be interested to know that the Government is currently consulting on making it easier for developers when dealing with the discharge of planning conditions. We will make our representations about the shortcomings of developers generally in this regard, however I fear the voices of Local Government will not be heard on this matter.

Regards

Ps. If you are interested here is the link.

<https://www.gov.uk/government/consultations/technical-consultation-on-planning>

Karl Roberts | Assistant Director of Planning Services & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37760 | External: +44 (0) 1903 737760 | E-mail: Karl.Roberts@arun.gov.uk



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Save the environment - think before you print.

From: Rob Kanaar [REDACTED]
Sent: 23 September 2014 13:25
To: Karl Roberts
[REDACTED] Peter Cleveland
Subject: Re: Barratts in Angmering - application A/82/12

Dear Mr Roberts

It seems that maybe your reminder of the conditions on Barratts is not being observed, or if it is, then the public are not being kept up to date with the planning details on your website.

As can be seen from the enclosed picture, Barratts have very much started the destruction of this site, and yet on your planning website, there is nothing to indicate any detailed archaeological investigation has taken place, other than the initial desk based assessment, indicating a very strong likelihood of archaeology being present, there is no information on the s106 requirements, and there is nothing about the further ground water and drainage investigations that are required.

Can you please explain how Barratts have been able to start so much work, when it would appear that they are so very far away from even meeting basic requirements of a planning application?

I know Arun are desperate to obtain the new homes bonuses from central government, to allow them to balance their books, but there are already people living in our villages, who have never wanted their villages destroyed, and if they are going to have new homes imposed on them, the very least you can do is ensure things are done properly.

Please let me know how you are going to take stronger measures to control Barratts, thank you

Rob Kanaar

On 18/07/2014 14:45, Karl Roberts wrote:

Dear Mr Kanaar,

Apologies for not responding to this point in my original response.

I will ask the case officer to remind BDW about the requirements for on-site investigations in light of the content of the letter you received.

However, it is important to recognise that any archaeology that might exist does not have any free standing protection such as Scheduled Monument Consent, so the protection we are trying to secure for any evaluation and recording only bites via the condition, and this only comes into play when the decision notice is issued. That being said we will be proactive in reminding them of what the conditions will require.

Regards

Karl

Karl Roberts | Assistant Director of Planning Services & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Rob Kanaar [REDACTED]
Sent: 18 July 2014 14:15
To: Karl Roberts
[REDACTED] Nigel Lynn
Subject: Re: Barratts in Angmering

Dear Mr Roberts

Thank you for a prompt reply.

However, could I please refer you to the first paragraph of the letter from David Wilson Homes '.....Machinery will be forming a new site entrance and we will be due to start excavations for foundations, drainage construction and site roads to our show areas imminently.....'

This does not sound to me as though it is paying any attention to the points in your reply - further investigatory work for drainage and archaeology is still required. How can a drainage scheme be put in when the capacity and other requirements are unknown until proper further investigations are undertaken?

In the saved council policies there is a clear need for archaeological investigations to take place before any development starts. Whilst the saved policy is weak in protecting archaeology, it is clear in its requirements.

I look forward to how you propose to enforce these obligations on David Wilson Homes, and not being left in the situation we have found previously of trying to lock the door after the horse has bolted.

Rob Kanaar

On 18/07/2014 13:59, Karl Roberts wrote:

Dear Mr Kanaar

Thank you for your email of the 15 July, I can confirm that the notification relates to the Barratt David Wilson (BDW) scheme for 138 dwellings, planning reference A/82/12. The name has been appointed by the developer. You have raised a number of points and I have responded in the order you presented these below:

1. The application remains undecided, however please note the Council's Development Control Committee voted to approve the scheme subject to the completion of a S106 legal agreement, we are currently working to have this agreement completed by the end of August. As you note below, there are some further investigatory works which need to be carried out on-site in order to discharge the relevant conditions. Accordingly BDW will need to commence some works on-site to carry out further investigations to inform discharge of conditions, particularly relating to archaeology and drainage matters.
2. The S106 is still being finalised, however this is on matters of detail and the obligations of the agreement are as set within the Officer's report to the Development Control Committee on 8 May 2014.
3. As above further work will be required to satisfy the Council's Drainage Engineers on these matters, however it is my understanding that some further work has already taken place and the developers are currently working with the Council's Engineers to ensure an appropriate drainage scheme is achieved.
4. The masterplan submitted in support of the application demonstrates how the sites should be designed to ensure that they fit together to form a cohesive development. However the various sites are under different ownership and will therefore come forward in phases.
5. The Manor Nursery development will be considered on its own merits, although it should be noted that the Council has agreed for this site to come forward as a Strategic Housing site within the Council's Emerging Local Plan.
6. Please see comment above, the applicants are seeking to start on-site in order complete this assessment, this will be monitored by the County Archaeologists.

Infrastructure improvements are agreed and the S106 agreement will ensure that these are delivered.

Please note that the approach taken by Barratts is positive in that it seeks to engage with the community during the construction phase. This is very much to be supported as we waste a lot of time dealing with unnecessary matters simply because the adjoining

occupants/Parish Councils are not kept informed during the construction phase.

With regards to the role of the Council, I would like to emphasise that the planning system in this country works on the basis that development should be granted unless there is good reason not to (my choice of words to explain the fundamentals of planning legislation) and the Government therefore encourages Local Authorities to not only provide for future housing needs but to also work with developers to secure good quality development. Whilst I accept you may not agree, I believe the Officers of the Council have worked diligently to secure a form of development which seeks to address the needs of the area in terms of infrastructure and provide a quality development whilst at the same time ensuring that the scheme remains viable.

We will continue to work with the local community as details emerge for the various phases of development.

Kind Regards

Karl Roberts
Assistant Director, Planning & Economic Regeneration

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Sue Bowley **On Behalf Of** Karl Roberts
Sent: 15 July 2014 11:00

Subject: Barratts in Angmering

Dear Mr Kanaar

Thank you for your email.

Please be advised that this will be receiving attention and you will be contacted again by **Tuesday, 29 July 2014.**

Should you have any queries in respect of the above, please do not hesitate to contact me.

Kind Regards

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk



From: Rob Kanaar [REDACTED]
Sent: 15 July 2014 10:38
To: Karl Roberts
[REDACTED] Nigel Lynn
Subject: Barratts in Angmering

Dear Mr Roberts

I have just had the attached letter posted through my door, informing me that Barratts are about to start work at Swanbourne Park, Angmering. Nobody seems to have ever heard of Swanbourne Park, but as it is Barratts, it has to be assumed that it is on Roundstone Lane, and related to their recent planning application.

Can you please explain to me, and the rest of the villagers, just how it is that Barratts can start a development, when:

1. on your website for the planning application, it shows a status of 'undecided'
2. Angmering Parish Council still appear to have heard nothing relating to S106 monies, so presumably these negotiations are still to be concluded?
3. The Flood Risk Assessment & Development Strategy submitted with the revised application states that "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 soakways. Has this been done? - I doubt it.
4. I thought this was supposed to be a master-plan for a cohesive 'joined-up' development of the whole of the site east of Roundstone Lane - not piecemeal developments?
5. The Manor Nursery planning application has not yet been heard, does this letter confirm our suspicions that the ADC Local Plan is developer led, and the outcome of the Manor Nursery application is a foregone conclusion?
6. I can see no evidence in the planning application for a completed archaeological assessment of the site, presumably this will be done after the development is completed to ensure nothing can stand in the way of this development?

It strikes me that your department is so close to developers, allowing them to trample over anything and anyone, that you have lost all sight of reality, and you are no longer fit for purpose, as your sole objective is to appease developers. Is this

going to be another example of your department completing the planning application details as the development proceeds, so that yet again the village is left with nothing, and no doubt like Bramley Green, the roads probably won't be adopted for another 10 years? Please do not consider the villagers to be so stupid as to believe that it is the councillors who approved this on their own, the recommendations from your department are what councillors act on, so this lays fairly and squarely at your door.

I look forward to a comprehensive reply from you, answering my above points and explaining how Barratts are able to forever destroy our beautiful village, before all the details have been completed, or have they been agreed, and it is of no concern to the village?

R Kanaar (Mr)

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Our Ref: AK/NW/21473

25 September 2014

The Home Owner / Resident

Dear Sir/Madam

David Wilson Homes at 'Swanbourne Park', Roundstone Lane, Angmering

You may be aware that site set-up works are due to commence on the above development shortly. Machinery will be forming a new site entrance and we will be due to start excavations for foundations, drainage construction and site roads to our show areas imminently. The project works will run for approximately 24 months, market forces permitting.

I am sure that many of you will want to know exactly what we intend to do, what works are to be carried out along the boundary and surrounding areas and what impact this will have on your daily lives.

With this in mind, we have booked a 'Meet the Builder' session on **Thursday 2 October 2014 between 5.00 pm and 7.30pm at Worthing Rugby Club, Roundstone Lane, Angmering BN16 4AX**

Members of our team will be available to discuss any aspects of our work and hopefully be able to answer any questions or concerns you may have. This will be an informal drop-in event and we look forward to seeing you during the above times.

We will, from the outset, have full time Site Managers on site who will be fully aware of the need to cause as little disruption as possible whilst managing the Health and Safety aspects of the project. We are in the process of contacting the local schools regarding the need to make children aware of our development and the dangers of playing on construction sites.

Should you have the need to raise issues in the meantime, then please do so by contacting our head office on 01489 779200 and ask for the Construction Secretary who will be able to contact a member of the construction team and arrange for one of us to call you back to discuss your concerns.

Yours faithfully

For Barratt David Wilson Southampton


Andy Kirkpatrick
Contracts Manager


David Wilson Homes

Barratt David Wilson Southampton
Tollbar House, Tollbar Way, Hedge End,
Southampton SO36 2UH

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HOMES