[redacted]

From: Sue Bowley **On Behalf Of** Karl Roberts
Sent: 18 July 2014 13:59
[redacted] Nigel Lynn
Subject: Barratts in Angmering

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

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

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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/21408

11 July 2014

The Home Owner / Resident

Dear Sir/Madam

David Wilson Homes at 'Swanbourne Park', 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 **Tuesday 22 July between 4.00 pm and 7.00pm 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

[redacted]on Southampton

Andy Kirkpatrick
Contracts Manager

David Wilson Homes

BARRATT HOMES

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Tollbar House, Tollbar Way, Hedge End,
Southampton SO30 2UH
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