

Tara Gambling

From: Angmering Parish Council
To: YTJT
Subject: FW: Application A/122/19OUT - Gladman Homes

From: [REDACTED]
Sent: [REDACTED]
To: Angmering Parish Council <admin@angmering-pc.gov.uk>
Subject: Application A/122/19OUT - Gladman Homes

To the Clerk of Angmering Parish Council and Angmering Parish Councillors

Re: Land off Arundel Road Angmering BN16 4ET :Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18/OUT). This application is a Departure from the Development Plan.

I am writing this open letter to Angmering Parish Council and Councillors as part of my representation to Arun District Council with reference to objecting to the current planning application A/122/19.

Following adoption of the Arun Local Plan in 2018 it had been established that Arun had a 5 year land supply supported at the local plan examination in 2017 using a trajectory calculation for the whole plan period (2011-2031) as being eminently sensible to allow the 20,000 new homes to be delivered during the adopted plan period as it would take the early years of the local plan period for house builders to deliver the housing required on strategic allocated sites whilst discharging pre-start conditions and delivering the necessary infrastructure and then they would start to deliver housing numbers quickly, a philosophy supported at the examination in 2017.

However the governments recent mythology (published in 2019) provided local authorities with guidance of how to calculate "Housing Development Targets" which superseded the previous advice.

The "Housing Development Targets" focuses on deliverability of housing completed yearly prepared by each local authority "Authority Monitoring Report" as a percentage of houses delivered against the housing number required over the last three years.

The ramifications for Arun (and other local authorities across England) being approved planning applications during the local plan period no longer on their own are calculated to achieve the five year land supply and house builders are now controlling the targets in the form of completed dwellings, the immediate affect for Arun is they fall below the five year land supply target to 4.7 years.

Furthermore the government advice will allow National Planning Policy to override Local Plan Policies "presumption in favour of sustainable development"

Arun are not yet at this point but are being required to prepare an "Action Plan" on how they will improve meeting the housing targets which is the first step to having control for local housing planning policy taken away from them.

It is only a matter of time (the next three years and this could become a reality) in short the Government are setting up Local Authorities to fail in meeting housing targets.

Secondly the pressure being applied on housing deliverability is the need to identify an additional 1250 homes upon non strategic allocated sites within the local plan this is currently part of a " Development Plan Document " currently being prepared in consultation with Parishes across Arun and Angmering in particular are under pressure to identify a minimum

of 117 additional dwellings within the 2011-2031 local plan period, and this is part of the requirement for Angmering to review its Neighbourhood Plan.

It is not surprising therefore that promotional land companies such as Gladman Homes are putting pressure on Angmering Parish Council to support this current application making an argument that "Flexi the current built up boundary" will resolve the issue of the unidentified housing supply for Angmering and promising deliverability to meet the shortfall of the five year land supply with the added bonus of community benefits in the form of additional playing pitches and a new sports hub.

We must not however lose sight of the the current local plan and the defined built up settlement boundaries and due process and consultation is required to allow the local authority to produce an "Action Plan" to carry out an extensive review of the Parishes abilities to identify additional housing within the Development Plan Document which could be achieved within Angmering through the" Current Strategic Allocation Sites (Without Planning Permission) for the HEELA be included in the 5 year land supply/Trajectory" being increased by only 12% of the projected completed dwellings.

Worthing Rugby Club (SD1)	250 Homes
Land North and South of Water Lane (SD9)	775 Homes

1025 Total New Homes

Increasing density modestly during the detailed planning application stage by the developers by 12% would deliver an additional 123 units (1025 x 12% = 123)

There is evidence available to concur with the above and would refer you to application A/122/12 an outline application for 195 units in Roundstone Lane subsequently increased by Cala Homes in application A/144/15 to 246 units an increase of 20%.

Whatever at the time for the reasons in the increase in density of the Cala application it is apparent that master planning densities upon strategic allocations have an ability to be increased when the detail design are applied for and to assume a modest increase in density across SD1 and SD9 in not unreasonable and I am sure would be supported by the promoting developers of the sites.

Furthermore as the Housing Development Targets require input now from the house builders to engage in such discussions as part of the "Action Plan" would have a beneficial affect in helping to bring these sites forward to improve the shortfall in the five year land supply as well as the Development Plan Document.

In summary you have a duty as our Parish Council to defend the current settlement boundaries within the local plan (para 2.7.8 Arun Local Plan 2011-2031) and look at ways of achieving the additional housing required within the current settlement boundaries as part of your review of the Neighbourhood Plan.

Future Housing Development Targets reported through the Authority Monitoring Review may put future pressure on the settlement boundaries but we we have to allow the planned housing trajectory to deliver and work closely with the house builders to achieve this on the strategic sites already proposed .

You have an obligation to uphold the current planning policies and deliver within this structure the housing required by being creative and engaging with house builders on sites already identified and working in "Duty Cooperate" with your neighbouring Parishes to achieve this.

I hope is it your intention not to support but reject the statements made in Gladmans planning statement that this application is not fully supported by Angmering Parish Council and you believe it be to be premature based upon current local plan policies and that Arun are not yet required "presumption in favour of sustainable development" and are able to still defend its settlement boundaries in accordance 7.2.8 of the Arun Local Plan with the Housing Development Targets at 91% well above the required percentage target requiring "presumption in favour of sustainable development" and you will object to this application on grounds of being premature and in conflict with planning policies SD SP2, C SP1,DDM1,DSP1 and SO DM1 of the Arun Local Plan 2011-2031,policies HD1 and HD5 of the current Angmering Neighbourhood Development Plan.

Your Fiathfully,

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