

From: Nick Waters (RetroSixty) [REDACTED]

Sent: 06 March 2014 13:12

To: Planning [REDACTED]

Subject: Planning Application in Angmering ref A/82/12

I have lived in Angmering village for most of my life and I object to planning application **A/82/12** for the following reasons:

1. Development on this site would contravene the policies of Arun District Council, namely the objective to build on brownfield sites ahead of greenfield / horticultural sites and to avoid building outside the built-up area boundary.
2. The areas of land between the sea on one side and the South Downs National Park on the other are at serious risk of over development resulting in loss of greenfield space, the loss of character that a traditional Sussex village such as Angmering has, and the merging of this and other villages into a large coastal conurbation without identifiable character or boundaries. The current application exacerbates these risks and is contrary to policy. Angmering has been closely associated with horticulture for very many years and the loss of this site would further damage and erode Angmering's village identity.
3. The National Planning Policy Framework makes it clear that 'our historic environment - buildings, landscapes, towns and villages - can better be cherished if their spirit of place thrives, rather than withers'. The current planning proposal is against the expressed views of the vast majority of villagers, in part because it fragments the village further, damages the 'spirit of the place' potentially irreparably, and if approved may lead to further large scale development which would harm the environment and the quality of life of local people. Like many other villagers I accept the need for the village to adapt to changing needs and that is why I and others are supportive of very small scale developments which blend in well with the existing housing stock and character of the place rather than the larger scale development (38 units) such as that proposed by the applicant.
4. Local wages would not be sufficient to support the purchase of the proposed properties by local people. This means that any such properties built are likely to be bought by people from outside this area, who will wish to commute to their places of work. This would exacerbate environmental damage through increased journeys by motor vehicles in particular, and cause further issues on the already congested main roads, the A27, the A24 and the A259.
5. In the time I have lived in Angmering it is very clear that the infrastructure has not kept pace with the growth in the population. The existing roads, schools, drainage, flood prevention measures, bus and health services in particular are not adequate for the current population let alone an increase from further development. A promised new Primary School was never built following the last large scale development at Bramley Green in Angmering and assurances provided over the adequacy of the proposed road network post that development proved to be unfounded.
6. The current planning application proposes that traffic should enter/exit the new development via Roundstone Lane. It appears that the traffic will then head out of / in to the village either by travelling south on Roundstone Lane to join the A259 or north along Roundstone Lane, then the High Street, and exit via Weavers Hill and Water Lane (if heading north) or via Arundel Road (if heading west). The residents of the adjoining Bramley Green development find it very difficult to gain access to the single carriageway A259, especially at peak periods, and they and others tend to use the narrow village roads such as Weavers Hill as a 'short cut' in order to leave/return to the village for work etc. As a consequence of this experience the proposal that traffic from the proposed new development should use

Roundstone Lane is misplaced and plainly wrong. Local residents are entitled to a reasonable quality of life and the traffic issues within the village have already eroded this right seriously and current proposals will only make that worse. Quality of life would be impacted by, inter alia, the disproportionately large number of vehicles entering / leaving Angmering, excessive speeding, damage to buildings in the conservation area by traffic, danger caused by exits with poor visibility especially on the High Street, and pollution. The traffic congestion on the A259 is especially relevant to this application which was already very bad and has been aggravated further by traffic travelling to / from the new Asda Superstore, causing great difficulty to traffic seeking to join the A259. The ongoing redevelopment at the Sainsbury's store at Rustington and the Morrisons development at Wick will make what is already an appalling situation into something intolerable for local residents.

7. The planning application has been submitted prior to the agreement and final publication of the Arun District Council Local Plan and the Angmering Neighbourhood Plan. Those plans are likely to have a significant bearing on the current application which should be deferred until the Local Plans have been published. The voice of local people should be heard for as the National Planning Policy Framework makes clear it is about 'empowering local people to shape their surroundings' and 'improving the conditions in which people live, work and take leisure'.

8. There is already a good stock of unsold new and existing houses within the Arun District and there is no demonstrable need for a development of the kind proposed in the location identified by the applicant. There are already more sustainable sites within the built-up area without the need to utilise the land at Pound Nursery.

Regards
Nick Waters