

Angmering Village Life

Village Community Website

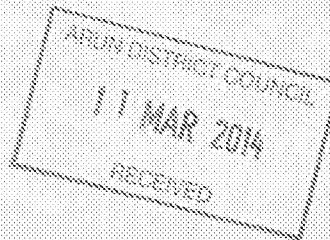
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45 Greenwood Drive, Angmering, West Sussex, BN16 4JW

www.angmeringvillage.co.uk

10 March 2014

The Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



Dear Sirs,

Planning Application A/82/12 for 139 houses east of Roundstone Lane (Revision - Reduction in number of dwellings from 150 to 139)

I wish to object to the subject revised Planning Application on the grounds set out below.

The revised Planning Application changes little from the original application. Barratt David Wilson Ltd (BDW), despite various consultations with the public, Angmering Parish Council (APC), and Arun District Council (ADC), have changed very little in the plan other than to reduce the number of dwellings by 11 and make provision for a possible link to other possible neighbouring developments in the future.

However, apart from treating current residents with contempt, BDW are now treating ADC with contempt by pushing ahead with Application A/82/12 and totally ignoring the proposed Masterplan which ADC were hoping to achieve. The reason undoubtedly for this is that BDW feel that they may be faced with additional costs if that Masterplan came to fruition.

At the public meeting at Worthing Rugby Club on 14 January 2014, both APC and the public attending the meeting expressed a strong wish for a link road to be taken out of the proposed development area to the A280, thus alleviating some of pressure on the A259, and it was mentioned that there were no real objections from West Sussex County Council. At that meeting, BDW undertook to re-cost their proposals to allow for such a link road, but it appears they have reneged on that undertaking.

BDW state in their covering letter of 20 February 2014 that their proposals now complied with the Masterplan. However, the Masterplan was only a draft and, after the meeting with APC on 14 January 2014, followed by APC's strong letter to ADC on 30 January 2014, it is quite clear that some substantial changes in the final Masterplan were necessary if it were ever to be acceptable to APC and Angmering residents. As the Masterplan has not been finalised, and is likely to have substantial changes, BDW's revised application should be refused on these grounds alone.

The revised Application tries to suggest (incorrectly) that the revised Masterplan submitted by Barton Willmore is the final and accepted document. That revision totally failed to address most of the points made in APC's letter to ADC of 30 January. Further, Barton Willmore suggested that there was still "some local opposition". That statement is totally ingenuous – there is almost total local opposition to the development. Barton Willmore also failed to point out the strength of opposition to the revised Masterplan and its failings at the public exhibition on 13 February 2014. Accordingly, the revised Application is based upon false assumptions and therefore ADC should have no alternative but to also refuse the Application on these grounds.

In the latest plans, BDW still provide insufficiently large recreation areas for older children and ignore other issues such as education which were deemed extremely important at the meeting on 14 January 2014.

Most of the comments from my original letter of objection of 7 September 2012 still apply, namely:

PARKING

It is noted that less than 50% of the dwellings would be provided with a garage. Of these, very few would actually be used for housing a car – most being used for storage. Given that the number of cars per household would be of the order of 1.75, it can be expected that some 240 vehicles would be owned by the development's occupiers. With the limited number of car parking spaces provided, it can be expected that nearly 100 vehicles would be parked on estate roads during some part of the day. Nearby Bramley Green is a good example of an estate built with inadequate parking spaces which has created difficult and dangerous driving conditions where 2-car families have been forced to park on roads. The car parking spaces in BDW's proposals are clearly inadequate.

SITE ACCESS

For a development of this size, one exit seems inappropriate. In an emergency, if the single exit was blocked, there would be no other entrance for emergency service vehicles. No doubt BDW is relying on a later approval for further dwellings on adjacent blocks of land which would provide a second entrance, but these may never materialise.

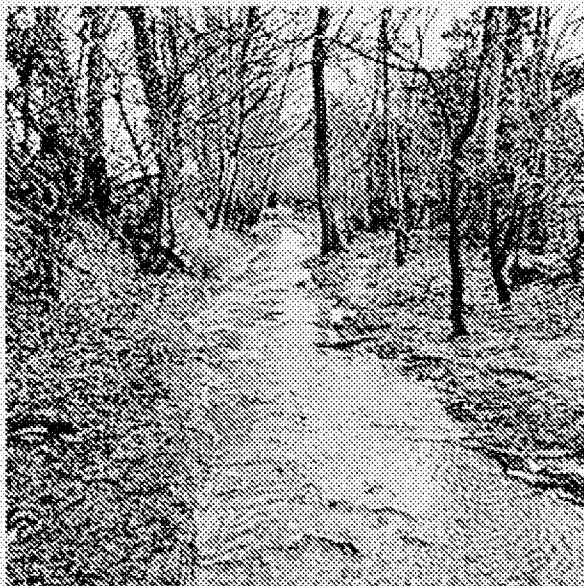
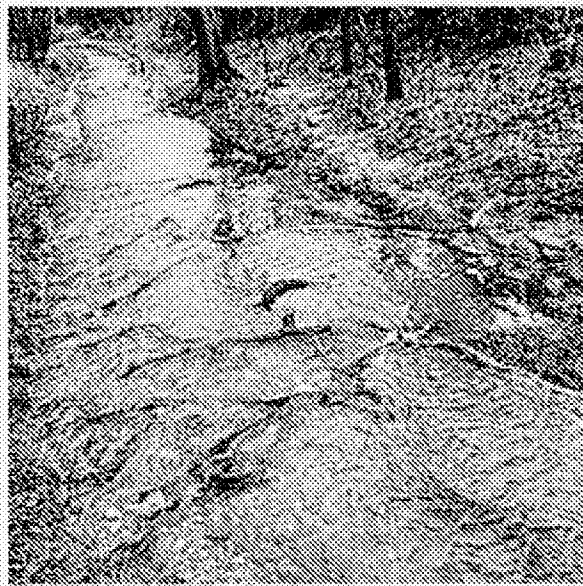
DRAINAGE & FLOODING

Angmering is an area which historically has been subject to flooding as water pours off from the edges of the village into the village centre through which Black Ditch runs from Patching Pond to – eventually – the River Arun. The Angmering Medical Centre was built on stilts to cater for the known flooding risk. In June 2012, water from the higher land arrived in torrents in the village centre after heavy rain causing severe flooding to buildings in Water Lane, The Square, and Station Road. Water levels at the culvert entrance in Water Lane reached dangerously high in February 2014 and have necessitated the installation of a monitoring webcam by the Environment Agency at that point.

The site on which BDW wishes to build is clay soil. Page 4 of the Wilson Bailey Report – part of BDW's original proposal – intimated that there are drainage problems there and stated that, at the time of their investigations, there was "perched water across the site". The MJA Consulting document, submitted with the latest revision, attempts to mitigate the Wilson Bailey Report but appears to use data obtained in the dry summer months of 2013. It is also unclear where the SUDS basin would be located.

Building on such a site with poor drainage can only worsen the potential flood risk to the village.

This year, and in previous years, because of poor drainage water pours off the Applicant's proposed site into Cow Lane and causes a substantial stream in that lane, sometimes lasting a couple of weeks. Below are two photos of Cow Lane taken last month:



SEWERAGE

The sewerage system in Angmering is already under strain and failing in some areas such as Station Road which carries a high proportion of sewage out of the village. Some of the newer sub-sewers are already collapsing (e.g. The Dell). Putting further strain on the sewerage system would have the inevitable consequences.

ARCHAEOLOGY

The village and Parish of Angmering are rich in archaeology as will be evidenced from the history pages of the *Angmering Village Life* website. Bronze Age, Roman and Saxon finds have been made to the north of the site, Bronze Age, Iron Age and Roman finds to the west on Bramley Green, and Roman finds (including a dwelling and baths) on Highdown and its slopes to the east. The historic main thoroughfare into Angmering from eastern towns and villages – the sunken Cow Lane footpath – runs immediately alongside BDW's site with the A280 further to its east.

It is therefore inconceivable that there would be no archaeological findings on land to the east of Roundstone Lane. Indeed, the archaeological report submitted by BDW states that there is likely to be Roman remains on the site.

In view of the foregoing, it is not understood why BDW has made no proposals for archaeological investigations. ADC Policy Area 17 clearly states:

"Where the presence of archaeological remains is known or suspected:

(i) The Applicant must arrange for archaeological assessment of the site to be carried out before planning application is determined."

SITE LOCATION

The location of BDW's site is extremely poor as far as infrastructure is concerned. The exit road (Roundstone Lane) is narrow, village shops and amenities are not within the average person's walking distance; neither are the schools and the doctors' surgery and library. Even now, car parking in the village centre is difficult and, at times, impossible. Buses only run once an hour during the day but not during the evening, with no buses at all on Sundays. The railway station would entail a walk of some 25 minutes. The station car park is usually full and parking in nearby Downs Way and adjacent roads is making life intolerable for house owners in that area.

Bramley Green was always considered poor from an infrastructure point of view as it was considered by many to be a bolt-on to the side of the village, with no direct access to it. If BDW's proposals were to be approved, then this would be a far worse proposition.

Building developments of this type on the edge of villages with no decent infrastructure is what the ADC draft Local Plan seeks to avoid.

SCHOOLS

Angmering's primary and secondary schools are already full and some primary school children from Angmering already have to go to school in other villages some miles away. WSCC have already ruled out building another school in Angmering on the basis of even the upper levels of new housing proposed. If these 139 houses were built, it should be anticipated that some 230 additional children would be looking for school places. Most of these children would have to find a school place many miles away – that is not improving the standard of life which ADC states in its draft Local Plan that it is trying to achieve.

Bramley Green, with its 600+ new dwellings was built upon the promise of a new primary school, but WSCC reneged on the building of this.

The two existing primary schools are both faith schools. St Margaret's CofE School, on the edge of the village in Arundel Road, only give priority to children whose parents are members of that church and who have attended services for 6 months.

Additionally, if substantial new housing were to be built east of Roundstone Lane, and some children were able to obtain a place in one of the two primary faith schools, they would have to traverse the dangerous village centre – also a distance of some 1¼ miles. There is currently difficulty in establishing “safer routes to schools” in the parish and some routes have narrow paths or non-existent paths.

The draft Masterplan suggested that there was spare capacity at The Angmering (*Secondary*) School. When I personally asked the Headteacher recently how many places were available he stated that there were three!

DOCTORS

Angmering has a fine Medical Centre but, even now, it can take many days to get a doctor's appointment and can take a couple of weeks to obtain a doctor's appointment unless it is an emergency. There appears to be no prospect of further doctors being appointed to that practice.

ROADS

When I wrote to ADC in September 2012 regarding the original Application, I stated that the A259 “*is already carrying horrendous amounts of traffic, especially at rush hours and school hours, and even dualling the current single carriageways will do little or nothing to help – it will only cause bottlenecks elsewhere*”. Since that time, with the opening of the new Haskins complex, ASDA, the vast Sainsbury's, and Dunelm, getting out from Station Road and Roundstone Lane onto the A259 is already extremely difficult, now not only at rush hours, but throughout the day, and will get even worse when the Chandlers site (west of Dunelm) is developed. Driving along this section of the A259 is a misery now – what on earth will it be like in 3-4 years' time if even more development is allowed?

Any significant building off Roundstone Lane will also increase traffic in the High Street, the village centre, and on Weavers Hill, the last being a winding and narrow road, and a difficult to navigate bus route.

HOUSE PURCHASE

Taking Bramley Green as an example, a high proportion of buyers came from outside Arun District and a high proportion do not work in the district either, many commuting to London, Gatwick, Crawley and Horsham. Bramley Green probably has a much higher than the district average (37%) of residents who leave Arun District each day for their place of work. With the mix of high cost larger dwellings proposed by BDW and the known low wage averages in Arun District, it is likely that a much higher number of people will leave the area each day than the district average. This totally defeats ADC's objectives.

ANGMERING'S NEEDS

With thousands of new homes already planned (or already approved or being built) across Arun District and 800 planned in Durrington - close to ADC's boundary with Worthing - one has to ask the question for whom these additional new homes are required. ADC appears to be trying to suck people into its district where there is little prospect of jobs – just cheaper houses – on the lame excuse that it must comply with Government policy. It should be fighting that policy on behalf of all the long suffering residents!

When analysing Angmering's current needs, it transpires that there were only 7 cases where really urgent housing is currently required by Angmering residents (i.e. Arun Category A), and only a total of 21 cases in the wider Categories A & B. Housing to accommodate these and others from outside the parish could be built on sites within the current building development area. It is abundantly clear that a new development of 139 or more dwellings in Angmering – including large and expensive properties and with a poor infrastructure – is not needed in this Parish.

It would be appreciated if you could kindly take these comments into account when considering this still inappropriate application.

Yours faithfully,



N A Rogers-Davis
Owner/Editor, Angmering Village Life