

**From:** Michael Fick [REDACTED]  
**Sent:** 18 March 2014 19:25  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Objection to Barratts' Revised Planning Application A/82/12

I am writing to **OBJECT** to the revised planning application **A/82/12**.

- The reduction in the number of houses from 150 to 139 and supplemental documentation provided as part of this application do not change my objections as listed in my previous email, which I attach below.
- **Masterplan:** The application is disingenuous in its suggestion that is being submitted as the first phase of a fully justified and approved Masterplan.

Following the meeting at Worthing Rugby Club and subsequent Public Exhibition it is obvious that this plan is still a draft and under discussion with the developers, ADC planners and Angmering Parish Council around the timetable for the delivery of key infrastructure, such as location of playing fields and the link road between Roundstone Lane and the A280. The application makes it clear that this site will not provide that link

- **Sustainability:** ADC planners as part of the Local Plan process have already made it clear that piece-meal development east of Roundstone Lane is not sustainable. It has to be delivered by a Masterplan that has clear deliverables; timescales and secured funding and has been signed-up to by all stakeholders including Angmering Parish Council who have been party to these discussions. This is not the case at this point in time. **The Masterplan is still a DRAFT**

**This is a stand-alone application and NOT part of an approved coherent Masterplan.**

**It therefore IS NOT SUSTAINABLE. The Application should be rejected on this point alone**

This is just another attempt by a “bully-boy” developer to undermine the Planning process by threatening to go to Appeal. As residents of Angmering we have been asked to trust ADC and “buy-in” to this Masterplan that the planners; in partnership with the landowners and developers; have spent a lot of time and effort as well as money on Consultants, in developing.

Approving this Application without a fully validated and approved Masterplan just proves that ADC and its Local Plan is developer led, and the Masterplan was just a smoke screen.

Yours Sincerely  
Michael Fick

Manor Cottage  
Angmering, BN16 4DQ

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**From:** Michael Fick [REDACTED]  
**Sent:** 25 September 2012 15:38  
**To:** 'planning@arun.gov.uk'  
**Cc:** [REDACTED]  
**Subject:** Objection to Barratts' Planning Application A/82/12

I am writing to **OBJECT** to Planning Application **A/82/12** submitted by Barratt David Wilson (Southampton) Ltd, to build 150 houses on land to the east of Roundstone Lane in Angmering.

The applicant has provided no evidence that there is a need for 150+ houses to be built in Angmering on a Greenfield site that is outside the settlement boundary, or that the proposed development is sustainable.

- **Brownfield versus Greenfield:** This application is for housing on a Greenfield site on Grade 1 agricultural land. Both Government and Arun District Council Policies have a presumption to build on Brownfield sites before Greenfield sites AND to avoid building outside the built-up area boundary. Why build here? There are other suitable Brownfield sites available in Angmering, for example south of Bramley Green.
- **Housing Need:** I, like many other villagers, am not against the building of new houses in Angmering, but this application does not provide any evidence of why these additional 150 houses – over 30% of which are 4 and 5 bed units. - need to be built in Angmering.
- **Community:** Roundstone Lane marks a natural boundary to the east of Angmering. It is the absolute limit that amenities, shops, schools and other services in the village become reasonably accessible to residents, without having to use a car. The village is still working hard to integrate the residents of Bramley Green, and make them feel part of Angmering village and the community. Building these 150 houses the other side of Roundstone Lane will, by its geography alone, render it a “satellite” settlement, with residents highly likely to out-commute to jobs and services outside the village. It makes much more sense, if these houses are required, to deliver them as part of smaller scale developments on pockets of land within the village settlement boundary.
- **Sustainability:** The proposed development is sited at the furthest point from schools and local shops, where there is poor access to public transport. Angmering station is over a mile away, and there is only an hourly bus service from 7am to 7pm Monday to Saturday. The distance of the proposed site from local services and shops means that the private car is likely to be the choice of transport by the new residents. This will lead to increased congestion and deterioration in the quality of life for existing residents, who already suffer from the narrow village roads through the centre of the village e.g. High Street, Weavers Hill, and Arundel Road in particular that are already used as “rat runs”.

It does not take a genius to work out that the real reason for building on his site – also confirmed by the SHLAA - is that it *“is considered as being in a location that developers find attractive”*, and appears to be aimed at buyers outside of Angmering; and potentially outside of Arun all together, further adding to out-commuting and already congested A259 and A27.

- **Infrastructure:** Infrastructure has not kept pace with a 35% population growth in Angmering since 2001. The construction of around 650 houses at Bramley Green has put severe pressure on local infrastructure, as a result of the failure to provide schools, highway improvements, local jobs, upgrades to existing sewerage infrastructure etc. in parallel to support the building of these houses. This means that there is already an infrastructure deficit that will not be made up by any new developer.

Infrastructure provision needs to be addressed and funding secured FIRST before any new housing is approved. Not left and assumed that it will sort itself out at some point.

- **Traffic:** Many inhabitants of the village already travel to work outside of the Parish, and there is little doubt that the residents of any new houses will do the same. The impact of new housing and resultant out-commuting also affects residents further afield, for example Angmering Station car park overflows into surrounding roads. Particularly Downs Way where commuter cars line both sides of the road from around 6.30am to 7pm has become much worse since the addition of Bramley Green. Downs Way has also become a rat-run for motorists trying to avoid congestion on the A259 making resident's life a misery.

Haskin's expansion of Roundstone Garden centre, the building of the new Asda store, which will open later this year and the expansion of Sainsburys, will all contribute to additional traffic and put further strain on the already congested A259. In addition, to the west of Angmering, Morrison's will also exit onto the A259 - PLUS there will be the additional traffic generated by the nearby developments at West Durrington Titnore Lane (700 houses) and Courtwick Road, Littlehampton (600 houses)

This will affect not just Angmering, but also residents from Ferring to Littlehampton. It does not make any sense to approve the building of any more houses until the issues with the capacity of local road infrastructure, particularly the A259, are resolved.

- **Employment:** It is also very clear from Arun's own documentation produced to support the Draft Local Plan, that there is "limited access to existing employment provision within Angmering".
- **Schools:** Provision of additional school places must be addressed before planning permission is given for any further new houses. There are not enough places at local schools in Angmering to absorb the number of children that a development of this size will generate. Both primary schools are located in the north of the village, over a mile away from Bramley Green, and further still from this proposed development the other side of Roundstone Lane. It is highly unlikely that children will walk the distance from this site, along narrow village roads in rush hour which have to be crossed and re-crossed because of the lack of pavements – leading to more car journeys and congestion on the village roads
- **Impact on the Local Plan & Neighbourhood Plan:** This application is clearly at odds with a number of objectives and Policies set out in the Arun Draft Local Plan. The timing of this application appears to be "opportunistic", and if approved would set a dangerous precedent and give other developers who have already consulted with ADC, a green light to submit applications to build on

the Rugby Club and West End (VHB) site. A decision on this application should be delayed until the Arun Local Plan and Angmering Neighbourhood Plan are agreed.

- **Flooding:** Angmering is located in a ground water emergence zone and is subject to frequent flooding as a result of water run-off from the Downs. However, the evidence provided by the Ground Investigation supporting this application appears “light”. Before this application is considered any further, the Council should insist on a proper period of analysis and investigation to ensure that by covering 50% of this groundwater emergence site in “concrete”, will not result in flooding of surrounding areas, beyond any reasonable doubt

There are a large number of existing houses in the village, and also nearby new-builds, that remain unsold. Clarification on the actual need for these 150 new houses, and the reasons why they should be built on his particular site in Angmering at this point in time, need to be carefully assessed and validated by Arun District Council before considering this application.

Yours Sincerely  
Michael Fick

Manor Cottage  
Angmering, BN16 4DQ