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To: Planning Department, Arun District Council

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Cc: Angmering Parish Council
Nick Herbert MP
Save Angmering Village

I object to planning application A/82/12 (revised application) for the following reasons:

Unsuitable Location

The site is greenfield and will have an impact on the countryside which contradicts Arun's policies of building on brownfield sites first of which there are many. It is also outside the built up area of the village which is also contradictory to Arun's policies. This site would just add to the urban sprawl that Angmering is becoming without contributing anything to the village itself.

The site is near the National Park and in parts less than 400 metres from the centre of this site to the nearest boundary which is provided by Ecclesden Lane (see drawing ST-02-17 of the application). The nearest boundary to boundary will be much less. The houses and rooftops will be seen looking westwards from the footpaths, fields & bridleways on the downs from Highdown particularly in winter as the current screening is sparse and not evergreen. There is little attempt to increase the screening in the planning submission. I understood that the integrity of the National Park includes maintaining the views from the park and whilst you can do nothing about existing properties there is no need to degrade its outlook by building new houses in close proximity.

Size

139 houses in one hit "plonked" in the countryside, to use an expression once used by the Prime Minister, is too many. Adding to the adjacent, yet incomplete, Bramley Green development, makes little sense. The 600 houses in Bramley Green made Angmering grow by 27%, so enough is enough. There is no proven need for these additional houses at this point in time and if it were to be built it would continue to erode the character and integrity of Angmering Village. Houses already allocated to Angmering in Arun's plans can be developed in small pockets within its current boundaries.

Need

As mentioned above, there is no proven need for these houses here. There are no new local industries to create a housing demand so new residents will be from outside the area and would have to commute to their work. There are many new and existing houses in the Arun area unsold. Also there is the current development of the Courtwick Lane site for 600 houses and the development plans at Lyminster / Toddington Lane which will increase the housing stock in the District. There is also a site in Yapton that is currently building 173 houses. I am sure there are other sites "ready to go" in the District. Where are all the future residents going to come from?

Infrastructure

Lack of local infrastructure would compromise sustainability e.g. narrow roads, drainage, sewerage and water supply. There are no guarantees that developers would or could provide what is really required without putting strain on existing infrastructure. In fact the size of this development would contribute little to help Angmering in terms of S106 contributions yet add to the problems significantly.

There are obvious problems with flooding in Angmering as demonstrated in 2012. Concreting over more greenfield land would add to this problem.

There is a current problem with appropriate school spaces. The promised new school when Bramley Green was built never materialised. Barratts proposed development would just put additional pressure on local schools with the need for some to commute out of Angmering and some to commute through Angmering to the schools to the north of the village increasing the congestion in Arundel Road at school times. There is no adequate parking for parents now so more school spaces, if they were provided, would just add to the school run chaos that occurs now.

Increased population of this order will also put pressure on the doctors' surgeries and in my own experience, it can take up to 3 weeks to see your own doctor. Furthermore, it has recently become difficult to find a parking space at the Angmering Medical Centre which may be due to increased patients or the fact that parking is so very difficult by the shops and shoppers are using the surgery car park.

Traffic

The proposed site would add to the existing traffic congestion in the area. Traffic from this proposed site will spill out onto the A259 and add to the existing ongoing traffic congestion. On the other hand drivers may try and go north through the village via High Street and/or Weavers Hill which will cause real problems on these narrow roads.

The exit from the site opposite Flint Cottage on Roundstone Lane is narrow and has traffic calming measures all along it. Another 139 houses with 1 or 2 cars each will have a dramatic impact on the lane, access to the A259 and access to the village especially at peak times. The pavement is also very narrow along Roundstone Lane so more traffic will make it more dangerous for pedestrians and especially children.

Constant congestion already exists along the A259 and the knock on effect is queues of southbound traffic on the A280 backing up from the Roundstone roundabout. On a normal day it can have regular tail backs of 400m or more but on the last two Sundays there were tailbacks from Roundstone roundabout up the A280 to the footbridge blocking the turning into Ecclesden Lane. This is a measured distance in excess of 1,000 metres, i.e. 1km! There were no surrounding traffic incidents to cause this but there were several incidences of people executing dangerous 3 point turns against the oncoming northerly traffic to get out of the queue. This situation has been witnessed before especially on Summer weekends when, I doubt, there have been any traffic surveys.

Public transport to the site is infrequent and it is too far to walk easily to the station or the Coastway bus stops or the village, so driving out is the only real option adding to the traffic melee.

Future residents who commute out by train via Angmering Station would add to the problems created by using Downsway as an overflow station car park. Most of this long road is narrowed to single carriageway traffic caused by this parking and becomes dangerous in parts.

Threat to the integrity & character of Angmering

I have already mentioned that Angmering village is increasingly becoming an urban sprawl by building outside its built up boundaries. The Village itself is centred on the green and the shops. The proposed site can add nothing to the character of the village and compromises its integrity by extending the built up areas.

Furthermore, residents of this site cannot easily access the centre of the village. It is quite a long and difficult walk to the Village Centre so those wanting to go to the local shops would probably drive. The drive is difficult as High Street will probably be used and, guess what, there is not enough parking available to use the shops.

I think that the integrity of Angmering Village can be maintained by minimising the amount of new development and protecting the sites on east side of the village between Roundstone Lane and the A280. This would restrict the built up area up to Roundstone Lane and not beyond. To the east of Roundstone Lane an ideal buffer zone would be maintained from the noisy A280 and furthermore would protect the views from parts of the National Park. If the Barratts development were to go ahead, it would butt up to Cow Lane which follows the A280 which is an historical and popular walk despite the A280 noise. I believe this should be protected as far as possible to allow people to get away from built up areas easily by walking. Development would spoil this amenity by having houses on one side and the A280 on the other.

Inconsistency with the "Masterplan"

Whilst objecting to this application and not personally wanting any development along the east side of Roundstone Lane, it is curious that this proposed development is inconsistent in layout with Barratts purported and ADC endorsed "Masterplan" for the whole area. Does this mean that the so called integrated approach, that would supposedly benefit people from Angmering, is dead in the water or was this a ploy so that only 139 houses would seem the lesser of two evils. Or, is it the foothold Barratts want so that it creates the precedent for wholesale development of the bigger site? If so, this reinforces my view, reiterated below, that no permission should be granted on this significant and village sensitive site without having the Neighbourhood Plan and the Local Plan in place which supported such development.

In conclusion I believe there are many reasons why the Barratts planning application should be refused as stated above. There is another all important reason which is that Arun District Council should listen to the residents affected by any development and in the new era of Neighbourhood Plans and Local Plans take note of local residents' views. Angmering's draft Neighbourhood Plan has been submitted to ADC. ADC are working on their Local Plan and whether we agree with the draft plan or not, planning applications of this size should be refused or at least shelved until these plans have been approved. In reality you will see in the Neighbourhood Plan that developments of this size are just not wanted by the villagers and you must take heed of the large number of local objectors to this and other schemes on the area of land east of Roundstone Lane.

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