

From: BRIAN BEACH [REDACTED]
Sent: 24 March 2014 11:21
To: Planning
Subject: Planning Application A/82/12, for 139 dwellings,

Dear Sir,

I reside in Angmering and am writing to object to the above proposed development.

I have objected to other proposed planning applications in the same area as this and would refer you to them as support for my objection.

I would generally cover my objection on this occasion with the lack of need for such developments in Angmering, the lack of necessary infrastructure for the existing situation let alone for additional developments, present empty housing - both new and existing properties - coupled with large and small in hand developments throughout the area, flooding risk as green areas are built over.

I would then focus on areas I see as policy.

The Localism Act enables communities to develop their own Neighbourhood Plans. The final version of Angmering's Plan will be available in April with referendum planned for October. The draft plan supports no development outside of the building line and specifies housing types. A housing needs survey conducted to help quantify detail for the Neighbourhood Plan shows virtually no need for any type of housing.

I believe the Neighbourhood Plan takes precedence over the Local Plan and also Arun's master plan which was covertly put together with developers for 600 houses!

I further believe that the power of the Neighbourhood Plan is supported by Councillor Ricky Bower, cabinet member for planning and infrastructure, who is quoted in the Littlehampton Gazette, Thursday March 6th 2014, page 3, with respect to the Arundel Neighbourhood Plan "We are delighted that the (Arundel) plan was signed off by the examiner and are looking forward to the outcome of the referendum which, if the plan is adopted, will provide us with a robust framework within which to make future planning decisions".

Surely what is right for Arundel must also be right for Angmering, unless Arundel has some preferential position which I would like to be informed about.

I am also sure that planning decisions taken in advance of waiting for our Neighbourhood Plan would be open to challenge but I feel confident that Arun District Council is not trying to beat the timing of the Angmering Neighbourhood Plan and would be waiting for the outcome of it before agreeing to any proposals.

Referring to your master plan in conjunction with A/82/12, Arun seems determined to take green space while Angmering has no need of 600 houses - especially when infill/brownfield sites will cover the identified needs of the community. So who would live in this housing development?? Invariably more

commuters to clog the existing infrastructure while existing housing remains empty! This unapproved master plan does not constitute any precedent to enable any approval of development in Angmering. The master plan does however identify needs for infrastructure upgrades which included, in the final option, a new entry/exit from the Roundstone area to the A280. This new entry/exit if included in the Neighbourhood Plan should be progressed along with improvements to the A259 to reduce existing congestion and pressure on our infrastructure.

Earlier I referred to the flooding risk which we are all aware of and which Angmering suffers from. Many areas still remain wet or under water and the medical centre still has a lake under it. There are studies showing clearly the benefit of retaining the green areas we have and converting brown sites to green for the benefit of water management also seems sensible. May I refer you to an article in the Mail on Sunday, 19/1/14, p40. In this context I find it unacceptable that trees have been felled on land opposite Rustington Golf in anticipation of planning approval. I believe this action was in any case unnecessary as the excuse seems to be for the safety of trains. If that was the case why were the trees not felled in the adjoining field. These tree roots would have continued to provide drainage whereas the site is presently waterlogged.

I make the above flooding point as a general point but in support of managing the area around Roundstone Lane for the future well being of Angmering which could be a green social recreation area.

Finally I would state that my objection is not NIMBYism but rather needs based and in the hope of responsible and considerate planning and management.

Regards, Brian Beach, Ham Manor Way, Angmering.