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Sent: Monday, 24 March 2014, 12:10
Subject: OBJECTION to A/82/12

Dear Sir / Madam

I am writing to express my objection to the proposed housing development in Roundstone Lane, Angmering. Whilst this application is a reduction on the previous quota, I still believe there is no justification for 139 houses to be built on this area. The application does not, in principle conform to the council's endorsed 'Masterplan' meaning that infrastructure upgrades would not be factored into the application conditions. Moreover, a positive decision on the part of the council would lead to a raft of other applications in the area much like the 'garden city' proposal. There remains no demonstrated need or requirement for this housing development in Angmering. There is already large scale development going on across Arun District which is ruining the integrity and landscape of the district. I am yet to see any documented justification for 580 houses per annum for the whole of Arun, let alone mass housing development in Angmering. There are not the job opportunities to sustain such large scale building meaning that the majority of houses would be sold to people who will out-commute to work. This will undoubtedly lead to further congestion and put more pressure on Arun's roads. Moreover, large scale development will do nothing to bolster employment in the district once the developers have sold houses and moved elsewhere.

The application goes against Arun district council's own planning policy to build on brownfield sites before greenfield sites, and to avoid building outside the built-up area. Angmering is situated in close proximity to the South Downs National Park and should be protected as a small semi-rural village, rather than building all over the remaining green spaces. People already living in Angmering do not wish to live in a sprawling new town, especially as building at this level will leave the area devoid of adequate infrastructure or social amenities.

The district council should be supporting small scale development of new houses scattered throughout the village rather than large-scale development on the sites east of Roundstone Lane. Bramley Green has already significantly increased the size of the village and did not lead to the building of a new school or other community provisions as originally proposed. The Community Centre took many years to be built and development roads have only recently been adopted by the council.

I truly believe this and other applications similar in nature should be rejected as the council has not yet finalised it's own draft plan nor has Angmering's draft Neighbourhood Plan been finalised, therefore how can the council justify mass redevelopment of an area, when the future of the area has yet to be legislated?

Moreover, the recent inclement weather should serve as a very timely reminder of the risks large scale development of greenfield sites will have on Angmering's flood defences. Concreting over green fields will reduce the surface area for rain to soak away and lead to further incidents of flooding seen in recent years. Existing residents' right to a reasonable quality of life will be compromised, which is against the Government Policy regarding sustainability and the quality of family life. It is in breach of our collective Human Rights and goes against David Cameron's own declaration of localism.

In short, there is a complete and undeniable lack of adequate infrastructure and service provision that will be hugely exacerbated by further redevelopment of the area. There is already a lack of adequate bus services, parking is non-existent in the village or around the local train station meaning residents are unable to support local business and medical facilities are stretched. Local drain and sewerage cannot support further development yet little has been put in place to properly address these issues.

It is not just the village and roads around the development that will be affected. With large scale building, there will be a significant increase in the number of cars on local roads. The A259 single carriageway bottleneck is already a problem throughout the day and narrow village lanes / village through-traffic make it difficult for existing residents to use roads safely. There are no safer routes to schools as the village is already heavily built up. Further development will be hugely detrimental to the children growing up in Angmering. Arundel Road is congested without adequate parking facilitates or bike routes to the schools. Classes are overcrowded already without the space or provision to extend further to accommodate many more children. Angmering grew by around a third when Bramley Green was built 10 years ago – developers split that site meaning a new school was never built. This will happen again if developments like that proposed are allowed to go ahead as each area will be built upon separately for maximum profit. Even the proposed garden city concept does not allow for a consortium style agreement to be imposed on developers, meaning mistakes of the past will be recreated to the further detriment of Angmering.

Lastly I would like to bring your attention the issue of affordability. House prices are rocketing at the moment, with sellers outstripping buyers. People buying new houses are not likely to be local residents on local wages as new house prices are too high and are aimed at an 'executive market' which does not reflect the general demographic of Arun. This means that people moving into these new developments will be commuting out of the area meaning more pressure on the network and more emissions from cars. Rather than building new developments at the expense of local people; existing unsold, empty or derelict houses in the Arun should be converted to provide suitable accommodation to those local people who need it. Any development of greenfield sites should be to the benefit of local people through the provision of allotments, community green spaces or a community farm. Any section 106 funds allocated from large scale development should not be justification for ruining the quality of life of residents in Angmering.

Yours Faithfully

Claire Clilverd