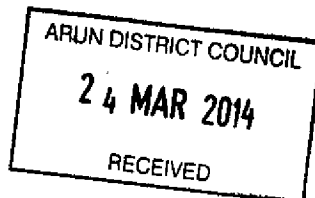


To Arun District Council

Re Barratts' Revised Planning Application Reference No A/82/12

Mr N. Pope
49 Merryfield Crescent,
Angmering,
Littlehampton,
West Sussex,
BN16 4DA



20th March 2014

Dear Sir / Madam

I am writing to register my objection to Barratts' Revised Planning Application Reference No A/82/12 as, although reduced from 150 to 139, it is still another large "tack on" development to an already overstretched infrastructure.

Since 1970 there have been 4 such developments (Merryfield Crescent/Beech View, Bewley Road, The Dell and recently Bramley Green) whilst the fundamental infrastructure based on the original nucleus of the village remains unchanged and unsurprisingly, is barely able to cope at times with the increased volume of traffic (local and external) and Overstretches the capacity of the Sewer /drainage system.

Angmering's narrow roads have been more or less reduced to single file in places as the residents mostly park on road. Then of course there are the ridiculous/dangerous pinch points whose function seems to be to bring about head on accidents.

The majority of residents traditionally commute daily in order to be able to afford to buy their houses and afford to live in them. As there are no plans to improve local employment opportunities, it is extremely unlikely that this will change. Particularly as there will also be a massive house building programme north of Littlehampton adding to the local population. The lack of public transport in the village, to support being able to commute to and fro place of work, makes it essential to have your own transport.

The village has had a "bypass", arguably on the wrong side of the village thus adding to the congestion on the A259, as all the traffic has to funnel through east/west before being able to head north or return. This bypass has potentially created a strip of land much desired by developers, as can be seen in other "villages" such as Billingshurst and Ashington for example. As such this application is almost certainly a means to set a precedence for building numerous house without any consideration of the ADC endorsed Masterplan, and without any contribution to upgrading the creaking infrastructure.

Barratts are a professional, puposeful Developer who have skilled personnel to deal with any proposals that will impact on their intentions. Only the most diligent of Councils would be able to prevent their plans being steamrollered through. They will naturally look for places where they can build and make a healthy profit. Unfortunately this usually means areas that are "virgin" land that do not require any clearance, even if it is prime agricultural land.

It is extremely unlikely that Barratts, or any other developer for that matter, would willingly fund solutions to the village's current unsustainable infrastructure. In any case trying to build in infrastructure in retrospect is an extremely expensive operation. It was noticeable that when the consultation was held in the village hall, the ADC representative continually responded to questions about overcrowded schools and medical centre, traffic solutions and village problems in general, that he constantly referred to a solution "if we can find a benefactor" but "we want to build the houses anyway".

Not very reassuring for planning the future of the village.

The Barratts' proposed development, when viewed in isolation, looks attractive. It is only when it is considered in relation to all the current problems for the residents within the village that it can be fairly assessed. For instance, the access is via Roundstone Lane, which already gets jammed as people attempt to get out onto the bypass via the A259 bottleneck or through the village.

The schools are on the other side of the village and it is most likely that the journey to and fro will add to the internal school traffic problems.

The village centre parking was designed for the much smaller population of the 50s-60s and is unable to cater for those who want to stop off when passing through, so the village traders are not able to fully benefit from the existing village expansion.

The Medical Centre has struggled to provide access to its medical staff since Bramley Green was added. Just adding another row of chairs to the waiting room is not the solution.

The village sewer/drainage system is prone to failure, resulting in flooding and damage to the homes affected. There has been an increase in these incidents over the last 14 years. There have also been collapsed sewer systems in Greenacres Ring and the Dell. Increasing the concreted area as a result of building will add to this existing problem. The Parish Council now consider these problems to be serious enough to warrant setting up an Emergency/Disaster Centre !!!

This is by no means a comprehensive list but an indication of why building more large developments in the village would put residents at risk and destroy their quality of life...

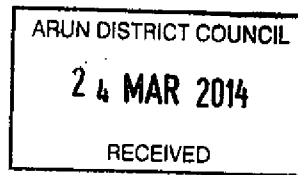
Is there really a local need for this many houses when there are empty, derelict and "for sale" places already available ? There is still room within the current building line to build an extra 10-20 houses if required for local people. So it would seem not.

Please ensure the needs and concerns of the current village residents are not ignored, and the Government's Policy regarding sustainability and quality of family life are not contravened, when assessing the Barratts' Planning Application Reference No A/82/12

Yours Sincerely

A solid black rectangular box used to redact the signature of N. Pope.

N. Pope



12 Ashleigh Close

Angmering

BN16 4BX

20th March 2014

Objection to revised planning application A/82/12.

Barratts application 139 houses.

Dear Sir.

My concern about the above application is that the neighbourhood plan for Angmering is not complete yet, therefore any further development should not be considered. Because of the extra pressure on local services e.g. schools, medical services, inc, hospitals, surgeries, district care, more traffic using local roads, poor public transport.

Why not reclaim derelict houses and make sure all other developments are sold before starting any new ones.

Yours Sincerely

Brenda Wall

Wentworth
West Drive
Angmering
Littlehampton
BN16 4JE



Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

20 March 2014

Dear Sirs

Re Application A82/12 revised from 150 houses to 139 houses Roundstone Lane

I am writing to object to the above revised application.

This and other applications fail to give any proper consideration to infrastructure needs such as:

- A. Road improvement
- B. Schools
- C. Bus services
- D. Medical facilities
- E. Rail facilities

Amongst other major objections to this development are the following:

- 1 We have few new job prospects in the area which will mean increased travelling on already crowded roads and trains
- 2 It does not conform with ADC master plan
- 3 Consideration should be given to possible drought and flooding hazards
- 4 Houses built are too expensive for local people
- 5 Many houses in the area are still unsold
- 6 Why are brown field sites not developed first?

I wish to register my objection to this application in the strongest terms.

Yours faithfully

A black rectangular box redacting the signature of Patricia Grint.

Patricia Grint.

Wentworth
West Drive
Angmering
Littlehampton
BN16 4JE

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

20 March 2014

Dear Sirs

Re Application A82/12 revised from 150 houses to 139 houses Roundstone Lane

I am writing to object to the above revised application.

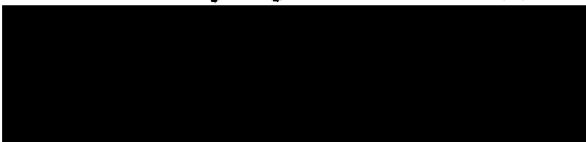
No application seems to give any consideration to infrastructure such as:

- A Road improvement
- B Schools
- C Bus services
- D Medical facilities
- E Rail facilities

There are other major objections to this development as follows:

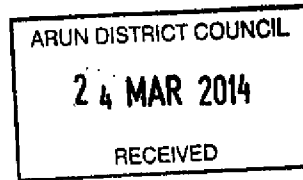
- 1 There are no local jobs meaning large scale commuting on already congested roads
- 2 Does not conform with ADC master plan
- 3 Consideration should be given to possible drought and flooding hazards
- 4 Houses built are too expensive for Angmering people
- 5 Many houses in the area remain unsold
- 6 Brown field sites should be developed first

I reiterate my objection to this application


Malcolm J Grint

30 Clarence Drive
East Preston
BN16 1EJ

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



17th March 2014

To Arun District Council Planning Department,

This letter is an objection in the most strongest terms to planning application A/82/12 for 139 homes to be built on the Greenfield land East of Roundstone Lane in Angmering.

It is extremely important that Arun respects our lovely Arun villages and beautiful Sussex countryside. If this continues we will eventually just become one urban Sprawl. No one is against a few houses being added here and there. As long as these houses are built in sympathy with the surroundings and for local people. I strongly suspect that developments will be mainly inhabited by outside county residents. These residents if working age will without doubt have to out commute (if they are not living on benefits, in low cost housing) because work is limited in the Arun area, and what work there is will not provide the wages needed to afford the mortgages. Continued housing development must be supported by the necessary employment and the necessary infrastructure to be able to accommodate and sustain the increased population. Arun has neither and I truly believe that due to its location with the South Downs and the sea, it is unlikely to achieve it. Therefore our roads will become even more congested adding to the pollution and creating a very unpleasant area to live and work in. The Southern rail service will not be able to cope with the numbers who will need to commute. Two lines and a maximum of 12 coach trains will not be enough to cater for in influx of commuter traffic. The Angmering station car park is too small to accommodate more cars. This will lead to more residential streets like Downsway being used making more of this road a single lane which then has a knock on effect to congestion and danger to other vehicles and to pedestrians.

There is no demonstrated need or requirement for this housing development in Angmering. I understand that there are plenty of unfinished and indeed un-started developments and unsold homes within Arun. These should be looked at first.

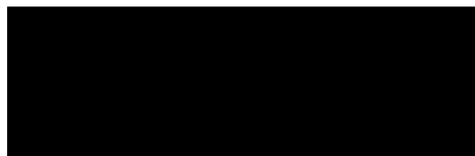
To build on Greenfield sites goes against Arun's policies and so does building outside the built up area.

Sussex is a water stressed area without any further housing. Certain areas are prone to flooding, this will only increase as we continue to concrete over our Greenfield spaces. Our schools, hospital and doctors surgeries are already stretch trying to deal with the residents they already have.

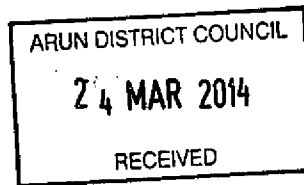
We all have a right to a reasonable quality of life. Building on our green spaces. Increasing pollution and congestion in the area only brings stress and misery.

Arun's draft local plan is still not finalised. The Angmering neighbourhood plan is still being written. So Arun District council should not even think of considering any of these planning applications until after the plans have been completed.

Yours faithfully
MR M G Franks.



21. DELL DRIVE
ANGMERING
WEST SUSSEX
BN16 4HE
21 MAR 14



DEAR SIR,

REF. PLANNING APPLICATION.

• BARRATTS REVISED APPLICATION
A/82/12 FOR 139 HOUSES

I WISH TO STRONGLY OBJECT TO THE
PLANNING APPLICATION, AS ABOVE,
FOR THE FOLLOWING REASONS.

- 1) THE LOSS OF LOCAL EMPLOYMENT.
- 2) THE LOSS OF AN EXISTING LOCAL BUSINESS.
- 3) INFRASTRUCTURE OF DRAINAGE/SEWERS/
ROADS CURRENTLY OVERSTRETCHED.
- 4) LOCAL AMENITIES - SCHOOLS/DOCTORS/
DENTISTS INSUFFICIENT.
- 5) THE A259 IS CURRENTLY A HORRENDOUS
BOTTLENECK.

YOURS SINCERELY

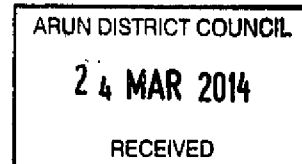
A solid black rectangular box used to redact the signature of the sender.

J. A. HARRIS

**CARLTON COTTAGE
HIGH STREET : ANGMERING VILLAGE
WEST SUSSEX : BN16 4AW**



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



21st March, 2014

Dear Sirs,

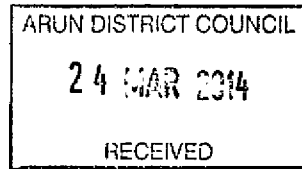
Ref: A/82/12 (revised)

I wish to object to Barratts' planning application to build 139 houses on greenfield land to the east of Roundstone Lane, Angmering. As it is the village infrastructure, particularly in regards to education, medical facilities and traffic flow, is struggling to cope with the present number of houses and residents; any further large scale development would almost certainly be the straw that would break the camel's back.

I also have serious concerns that to allow this application would open the door to other major house building projects in the area. So, please refuse permission for this application.

Yours faithfully,

Tom Aucott



A/82/12

39 Merryfield Crescent

Angmering

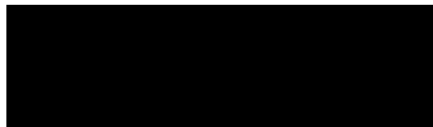
BN16 4DA

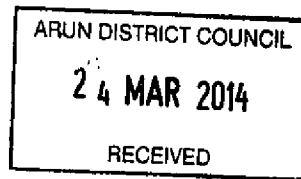
22nd March

Dear Sir / Madam,

I am saddened by the proposed revised building by Barratts at Angmering. It is still far too much and the lack of infrastructure will lead to chaos at certain times of the day. These plans need to be revised again with far fewer houses built.

Yours faithfully,





8 Merryfield Crescent

Angmering.

19-03-2014.

Dear Sir,

I wish to object to the revised planning application A/82/12 to build 139 houses east of Roundstone Lane in Angmering.

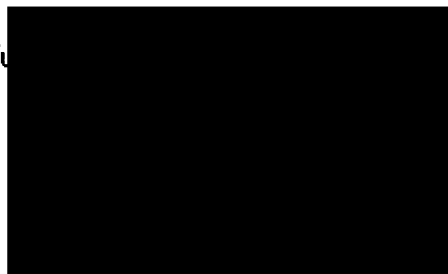
This is a greenfield site situated outside of the built up boundary.

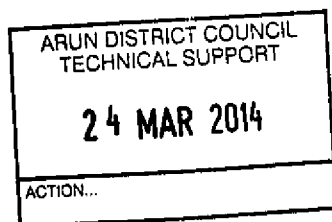
It is not sustainable. The road infrastructure is at breaking point. The schools are at capacity and the medical facilities are inadequate for existing residents.

It is too close to the South Downs National Park and it is not needed. There are no local Jobs and the public services are inadequate.

The quality of life for the villagers would be seriously affected if this development went ahead and permission, therefore, must be refused.

Yours faithfully





14, Oakwood Drive,

Angmering,

West Sussex.

BN16 4GB

22nd March 2014

Arun District Council,

Arun Civic Centre,

Planning Department,

Maltravers Road,

Littlehampton BN17 5LF

Dear Sir or Madam

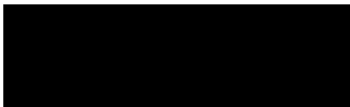
Barratts revised planning application A/82/12 for 139 houses

I wish to object to the above proposed development on the following grounds-

1. Over the years Angmering village has been developed more and more. Current residents enjoy all the facilities. Any increase in the size of the village population is likely to disrupt their lifestyle and enjoyment. This must be avoided.
2. Angmering village already becomes congested with traffic, on a daily basis. Any increase in the number of properties in the village, together with the resultant vehicle increase (and noise) arising as a result of property development must be avoided.
3. The already overstretched infrastructure serving Angmering village does not need any more pressures, and I feel that the application does not adequately address this problem.

Please confirm safe receipt of this letter.

Yours faithfully



Alexandra E.S. Saunders.

Copy to Angmering Parish Council (The Corner House, The Square, Angmering. BN16 4EA)

Copy to SAV (3 Cumberland Road. BN16 4BG)

14, Oakwood Drive,
Angmering,
West Sussex.
BN16 4GB

22nd March 2014

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

Dear Sir or Madam

Barratts revised planning application A/82/12 for 139 houses

I wish to object to the above proposed development on the following grounds-

1. Over the years Angmering village has been developed more and more. Current residents enjoy all the facilities. Any increase in the size of the village population is likely to disrupt their lifestyle and enjoyment. This must be avoided.
2. Angmering village already becomes congested with traffic on a daily basis. Any increase in the number of properties in the village, together with the resultant vehicle increase (and noise) arising as a result of property development, must be avoided.
3. The already overstretched infrastructure serving Angmering village does not need any more pressures, and I feel that the application does not adequately address this problem.

Please confirm safe receipt of this letter.

Yours faithfully



Robert Miller

Copy to Angmering Parish Council (The Corner House, The Square, Angmering. BN16 4EA)

Copy to SAV (3 Cumberland Road. BN16 4BG)

DSL

[Redacted]

"Holly Lodge"

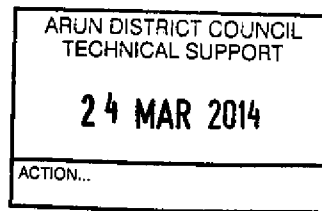
41, Greenwood Drive,

Angmering,

West Sussex.

BN16 4JW

22nd March 2014



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

Dear Sir or Madam

Barratts revised planning application A/82/12 for 139 houses

I wish to object to the above proposed development on the following grounds-

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3. The already overstretched infrastructure serving Angmering village does not need any more pressures, and I feel that the application does not adequately address this problem.

Please confirm safe receipt of this letter.

Yours faithfully

[Redacted Signature]

Maureen S. Saunders.

Copy to Angmering Parish Council (The Corner House, The Square, Angmering. BN16 4EA)

Copy to SAV (3 Cumberland Road. BN16 4BG)

[REDACTED]

"Holly Lodge"
41, Greenwood Drive,
Angmering,
West Sussex.
BN16 4JW

22nd March 2014

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

Dear Sir or Madam

Barratts revised planning application A/82/12 for 139 houses

I wish to object to the above proposed development on the following grounds-

1. Over the years Angmering village has been developed more and more. Current residents enjoy all the facilities. Any increase in the size of the village population is likely to disrupt their lifestyle and enjoyment. This must be avoided.
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3. The already overstretched infrastructure serving Angmering village does not need any more pressures, and I feel that the application does not adequately address this problem.

Please confirm safe receipt of this letter.

Yours faithfully

[REDACTED]
Douglas. L. Saunders.

Copy to Angmering Parish Council (The Corner House, The Square, Angmering. BN16 4EA)

Copy to SAV (3 Cumberland Road. BN16 4BG)

11 Woodlands Close,
ANGMERING,
West Sussex.
BN16 4NA.

19th March 2014

The Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
LITTLEHAMPTON,
West Sussex.
BN17 5LF.



Dear Sirs

Land To East of Roundstone Lane, Angmering,
BN16 4AL. Application No. A/82/12
now revised to 139 Dwellings.

I am in receipt of your letter of the 26th February 2014 advising that the above application has been revised from 150 dwellings to 139.

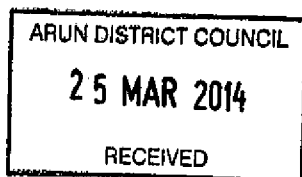
My objections to this revised application are exactly as set out in my letter to you dated 12th September 2012 and when considered with other applications for planning permission on land to the East of Roundstone Lane, these objections are now of even greater concern. There is no doubt in my opinion that further development on Roundstone Lane will cause traffic chaos on the already overburdened A259 which will NOT be solved by a dual- carriageway between the Angmering Station roundabout and the one at the junction with the A280 (Angmering Dye Pass). This will merely provide more space for vehicles to wait side by side whilst congestion clears at Titnore Lane in the East and Windmill bridge/roundabout to the West.

I note that the application description states 'including 30% affordable', but have never understood what constitutes 'affordable' and if it is a property priced at a beneficial rate, who allocates these properties, is it Arun District Council or the Developer because surely it is neccessary to ensure that their allocation has a beneficial effect on the Council's housing waiting list.

Yours faithfully,



Mrs. G.V. Suttle.



17 Lansdowne Way
Angmering
Littlehampton
West Sussex
BN16 4LB

24th March 2014

Planning Department
Arun District Council
Littlehampton
BN17 5LF

Dear Sirs,

Planning Application A/82/12

I am writing to object to the application for the above proposed development of 139 homes on land to the East of Roundstone Lane, Angmering.

This proposed development, if permission were to be granted, would mean far more traffic using Roundstone Lane itself which was never meant to become anything more than a country lane linking the Village to the main A259. The extra traffic would cause substantial congestion at both the south (A259) and north (Angmering Village) ends to the Lane. There is already heavy traffic using this Lane as Station Road is often grid-locked especially at school times.

Angmering Village already has more than sufficient housing for the local community. The proposed site is green field land which can be enjoyed by everyone. Please leave well alone!

Yours faithfully,

A solid black rectangular box used to redact the signature of Mrs. P.D. Randall.

(Mrs. P.D. Randall)

22nd March 2014

Meadows End
The Thatchway
Angmering
West Sussex
BN16 4HJ

The Chief Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex



Dear Sir

We are writing to object to the proposals in the Barratts revised Planning Application A/82/12 for 139 houses.

The grounds for our objection are:-

1. This scale of development would convert the high quality amenity value of Angmering Village and its surroundings into an urban sprawl.
2. The plans do not fully separate rain water run off from foul water and do not ensure that this rain water is contained and processed within the site.
3. The large areas of impermeable ground cover in such a dense development significantly increases the flood risk not only for the site itself but also increases the flood risk for existing dwellings in the area.
4. Local roads are already suffering grid lock and stop/start crawl for much of the day and not just at peak times.
5. The local infrastructure for health, schooling, recreation, domestic water supply and major trunk road links to the area is not coping with current demand. The complete bio-degrading of sewage is not happening and the current practice of shredding and sending out to sea is not a 21st century solution.
6. Government 'bribes' should be ignored in deciding the long term future of this part of Sussex.

Suggestion: Why not zone small scale developments by local builders for local people rather than large housing estates that are gradually dominating this beautiful Sussex coastal strip with consequent destruction of the high quality environment.

We respectfully request that the revised Planning Application A/82/12 for 139 houses be refused.

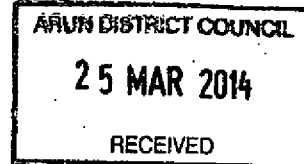
Yours faithfully

J.M. Shackleton and B.A. Shackleton

45 Chantryfield Road
ANGMERING
West Sussex
BN16 4LU

21st March 2014

Assistant Director Planning & Economic Regeneration
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir

**Amended Planning Application A/82/12
Barratt / David Wilson Homes
150 Houses on Land East of Roundstone Lane Angmering**

This is my personal objection to the above amended planning application. I have lived in Angmering since 1975 and I have seen the impact that residential development has had over that time.

I wish my entire objection dated 19th September 2012 to the original application to be considered again with regard to this amendment. I attach a further copy of that objection.

I think the recent flooding further reinforces the need for new development to be safely and sequentially located with regard to all sources of flooding.

Additionally, earlier this month, Government published planning guidance.

It says;

"The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed"

It also says that:

"In plan-making, local authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest"

In the above it is the phrase "**from all sources**" that is significant and this site, in my opinion, is not at the lowest overall risk.

While the above extract refers to "plan making" it also applies to decision taking.

For the above reason along with those stated in my objection letter of 19th September 2012 I believe you should refuse this planning application.

Yours Faithfully



Geoffrey M Gibbs 3403211
Chartered Civil Engineer

Copies:

Angmering Parish Council
Save Angmering Village
District Councillor Paul Bicknell

45 Chantryfield Road
ANGMERING
West Sussex
BN16 4LU

19th September 2012

Assistant Director Planning & Economic Regeneration
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

COPY

Dear Sir

**Planning Application A/82/12
Barratt / David Wilson Homes
150 Houses on Land East of Roundstone Lane Angmering**

This is my personal objection to the above planning application. I have lived in Angmering since 1975 and I have seen the impact that residential development has had over that time.

I do not believe it is in accordance with your current Local Plan.

With regard to your Council's new Draft Local Plan I believe you should not assume that development of this site will be acceptable to the community.

I do not believe there is a demonstrable need for this extent of residential development in this location. It does not accord with the evidence produced within the community including that of the emerging Neighbourhood Plan.

I object on the grounds that the proposed development is on the green belt between the developed area of Angmering and the South Downs National Park and will have an adverse impact upon the area.

I object on the grounds that the proposed development will have the impact of adversely affecting the landscape view from the South Downs National Park and particularly from Highdown Hill (a National Trust site).

I object on the grounds that without significant investment in highway infrastructure this proposed development will further increase traffic congestion and adversely affect highway safety. As I understand it the proposed development will access Roundstone Lane only which is a narrow road that already has to cope with the vehicle movements associated with circa 600 new homes on the Bramley Green development. At its southern end Roundstone Lane has a junction with the A259 which is a single carriageway road as far as the junctions to the east and the west. This is within an A259 that is dual carriageway further east and west. The single carriageway A259 and the three junctions on it do not have the capacity for existing traffic let alone traffic from a further 150 dwellings. At Roundstone Lane's northern end traffic uses High Street and Weavers Hill both of which are narrow and congested. In the last week or so on weekday evenings I have observed that, at

around 6pm, traffic is continuous and very slow moving on the single carriageway A259 south of the village and on Water Lane / Station Road through the village.

I object that there is no primary school provision in this part of Angmering. There was community expectation that this would be a planning gain as a result of the Bramley Green development but it failed to materialise. If the development is permitted and a further primary school is not built even more vehicles will transport children to distant schools adding to traffic congestion, chaos and danger.

I object on flood risk grounds and particularly that it had not been demonstrated to my satisfaction that the proposed development will not increase flood risk to other people contrary to the requirements contained in published planning guidance. The basis of my objection is that I have looked at the flood risk assessment and drainage development strategy and I believe much more information and evidence is necessary in order to demonstrate whether the proposal may be satisfactory:

The recently published Technical Guidance (TG) to the National Planning Policy Framework (NPPF) tells us that, as set out in the NPPF, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. It then says that Strategic Flood Risk Assessments (SFRAs) refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account and that these provide the basis for applying the Sequential Test, on the basis of the flood zones in table 1. "Other sources" is clarified as meaning from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources. Referring again to table 1 the site is stated as being Zone 1 and table 1 says that for development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment (FRA). It says that this need only be brief unless the factors above or other local considerations require particular attention. This site is greater than 1 hectare in area and thus requires a FRA. Your Council's SFRA shows the site to be at "medium to high" risk of flooding from the land (your Map L) and in a "groundwater emergence zone" (your Map G1). Using your Council's own published information the safest places for development from a flood risk perspective would be flood zone 1 along with a low to medium risk of flooding from the land and a medium groundwater flood risk. This site is clearly not in that category and application of the sequential test using flooding from all sources should have identified safer alternative sites elsewhere.

I believe therefore that, this development should not be permitted here because it could be located on a site with a lower overall probability of flooding.

The TG says that, as set out in the NPPF, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. This is important because if, exceptionally, development is permitted here it needs to be demonstrated that it will not increase flood risk to others.

The TG also says that a site-specific flood risk assessment (FRA) should be carried out by, or on behalf of, a developer to assess the risk to the development site and

COPY

demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account.

This means that besides showing that the development itself will be safe the applicant must show that flood risk to others will not increase.

As I understand it the site extends to more than 6ha and the intention is to make half of this area impermeable and to dispose of runoff from impermeable surfaces by onsite infiltration including in curtilage soakaways. If the development is built it is likely that post completion urban creep of building conservatories, patios and the like will mean that the impermeable proportion of the site will eventually well exceed 50%. I expected to see detailed calculations to support the infiltration design which included the results of infiltration tests and year round ground water table observations. Your Council's own Map G1 in your SFRA shows the site to be a groundwater emergence zone and I would think that this fact would make effective infiltration very challenging. Where infiltration arrangements serve more than a single property it is not clear who will be responsible for ensuring the satisfactory operation of these drainage features over the development's lifetime.

I believe that your Council's SFRA provides compelling evidence of the reasons why this development should not be permitted. This is because of the evidence the SFRA provides of the risk of flooding at the site from the land ("medium to high" which is your highest risk category) and from groundwater ("groundwater emergence zone" which again is your highest risk category). Recent flooding experience in the village indicates that, if anything, these surface water and groundwater maps may understate the problems. We most recently experienced this problem to a serious extent in June 2012 and March 2002 with less severe flooding in between. Photographic evidence of this flooding is available.

If the development is permitted and the infiltration measures are not effective the consequence may be increased runoff from the site and thus increased flood risk to others. This would be entirely unacceptable and it clearly for the applicant to demonstrate that this will not happen.

In conclusion, on flood risk, I believe that firstly the applicant must demonstrate that this site is an appropriate residential development site to consider bearing in mind the Groundwater and Surface Water flood risk maps contained in your Council's SFRA. I believe this is not an appropriate site because there are clearly much safer sites available.

Secondly, if it is appropriate to consider this development at this location further, the applicant must demonstrate that his proposed drainage arrangements will satisfactorily manage the flood risk over the development lifetime and will not increase flood risk to others. I do not believe this has been demonstrated.

For the above reasons I believe you should refuse this planning application.

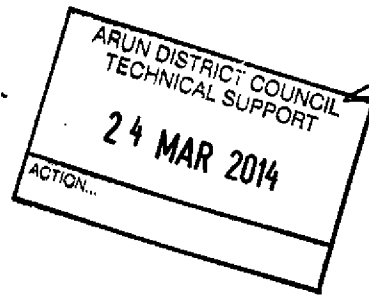
Yours Faithfully

Geoffrey M Gibbs 3209193

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Mr. P. CLEVELAND. (CASE OFFICER).
DIRECTORATE OF PLANNING
ARUN DISTRICT COUNCIL.
MALTRAVERS ROAD,
LITTLEHAMPTON. WEST SUSSEX.
BN17 5LF.

Year 23, MERRYFIELD CRESCENT
ANGMERING VILLAGE,
WEST SUSSEX.
BN16 4DA.



24TH MARCH 2014.

SHEET 1 OF 5.

Dear Sir,

RE:- PLANNING APPLICATION:- REF N^o A/82/12.

PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 139 N^o
DWELLINGS INCLUDING 30% AFFORDABLE HOUSING AND
ASSOCIATED WORKS. (THIS APPLICATION IS A DEPARTURE
FROM THE DEVELOPMENT PLAN).

LOCATION:- LAND EAST OF ROUNDSTONE LANE,
ANGMERING. BN16. 4AL.

Set out hereinafter are the factors upon which I have established substantive reasons for raising objections to the above proposed development.

Having researched the potential detrimental impact upon the existing population, traffic, community services, educational and medical facilities together with public transport and employment opportunities, the case for rejecting such an extremely high density housing scheme is overwhelming.

The researched reasons for objecting to the development are as follows:-

1.0 INCREASE IN POPULATION. The 139 N^o housing units would result in a population increase

CONTINUED.

of adults and children in the order of some 590 N^o persons all of whom would require the use of the aforementioned services and statutory facilities.

2.0 INCREASE IN TRAFFIC (CARS & COMMERCIAL VEHICLES).

Employing planning norms, the number of additional vehicles which would result from this residential scheme would be in the order of 248 N^o plus.

Congestion on local roads and pressure on the overall road infrastructure is now acute particularly during peak hours of travel.

3.0 EDUCATIONAL ESTABLISHMENTS.

The schools and colleges which currently serve the catchment area in which the proposed housing scheme would be located could not accommodate the 220 N^o children who would be living in this proposed housing development.

The local education authority would need to incur considerable capital expenditure in order to provide essential classroom space and facilities together with the need to acquire and employ additional teaching and support staff.

CONTINUED:-

4.0 CLINICAL COMMISSIONING GROUPS (LOCAL G.P. SERVICES).

Research into the current resources of local medical facilities and their ability to absorb and register an additional 590N° patients would be virtually impossible within the existing provision.

Due to the demographic make up of the indigenous population, the demand upon clinicians is always at an intense level; it is now common for patients to wait up to ten days to obtain an appointment with a Doctor unless it can be proven that the need is urgent.

5.0 LOCAL COMMUNITY SERVICES.

As in the case of 4.0 above demand continually exceeds current provision and the necessary financial resources which constitutes a severe constraint on these important services.

6.0 RAIL SERVICES (COMMUTING).

It is more than likely that many new occupants of the proposed housing development would commute to London every working day and at peak times over many years it is standing room only to and from London.

7.0. EMPLOYMENT OPPORTUNITIES.

For people wanting to purchase a house on the proposed housing scheme they would need to be in the position of having a regular income above that of the average; most local employment opportunities do not provide many jobs which pay above the average level of pay, therefore most new buyers would come from outside of the Arun District Area.

8.0 CENTRAL GOVERNMENT "HELP TO BUY SCHEME"

As stated in the recent Budget Statement on the 18th MARCH "The Help to Buy Scheme" which was due to end in 2016 has now been extended until 2020; this announcement has resulted in a Stock Market surge which has enhanced the value of U.K. Housebuilders by about £550m.

The pent up demand from potential housebuyers is now considerable which in turn will put even more pressure on Councils to grant planning permission.

9.0. TOWN & COUNTRY PLANNING ACT SECTION 106 - MITIGATION COSTS.

As a result of 8.0 above it is essential that Councils must negotiate and obtain the very best Capital sum for use on otherwise difficult to fund schemes from developers who are given planning approval.

CONCLUSION.

The aforementioned reasons for objecting to the proposed housing has been founded on recent research and demonstrates that many key services are overloaded and under stress with stretched resources and finances.

Several essential services are in urgent need of additional space, manpower and additional financial resources.

The need to upgrade services by County and District Councils together with N. H. S. ENGLAND which directly affect the Arun District Council Area are well known; elected Councillors are fully aware of not only immediate needs but future improvements also but fully realise that funding new requirements resulting from additional housing development would mean borrowing more money which in turn would be expensively amortized over many years and thus imposing severe future constraints on a local authority's ability to manage conflicting demands effectively.

Yours Sincerely


COPIED TO ANGERING PARISH COUNCIL + COPY OF MARKET REPORT
& COUNCILLOR P. BICKNELL + " " " "

Mr. P. CLEVELAND.

SHEET 1 of 2

APPENDUM TO MY LETTER DATED
24th MARCH 2014 AND DELIVERED
TO AELIN CIVIC CENTRE BY HAND.

Dear Sir,

On Monday 23rd March 2014,
an important statement was issued to the
news media by the President of the
Royal College of General Practitioners,
Dr Maureen Baker and of quite verbatim
reminiscent as follows:-

"THREAT OF EXTINCTION OF G.P. SERVICES."

A funding crisis and increased demand for
care means general practice as patients know
it in the UK is under severe threat of extinction
the head of the Royal College of G.P.s has
warned.

The Royal College's President, Dr Maureen
Baker said failing to properly fund G.P.
services could have an impact on the
sustainability of the N.H.S.
Some practices have
already closed due to lack of staff she
has stated.

The Dept. of Health said it
recognised the vital role G.P.s do.

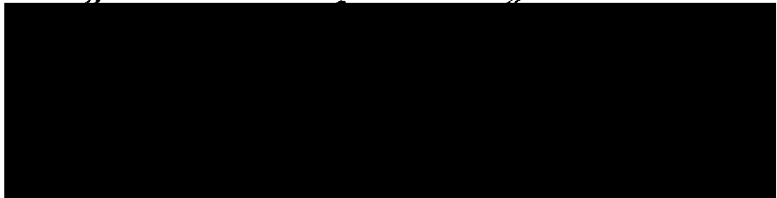
My latest research reinforces my statements in SECTION 4.0 CLINICAL COMMISSIONING GROUPS (LOCAL G.P.s) in my letter of objections dated 24th MARCH 2014.

The medical staff of the COASTAL WEST SUSSEX CLINICAL COMMISSIONING GROUPS of Doctors and Specialist Nurses are themselves experiencing their own demographic problems in that a very high proportion are fast approaching retirement; the impact of losing highly qualified and experienced clinicians will be particularly felt in the areas covered by both Arun and Adur District Councils and local G.P. Practices are already finding considerable difficulty in recruiting suitably qualified staff.

Clearly, the impact of continually increasing the housing stock in the Arun District Council Area can only increase and further exacerbate an already deteriorating G.P. Service through lack of finance and staffing resources.

With my Best Regards

Yours sincerely,



Market report Ben Martin



Housebuilder shares surge as Osbo

THE CHANCELLOR, George Osborne, was responsible for putting about £550m on to the value of Britain's biggest housebuilders yesterday by revealing the Government's Help to Buy scheme would be extended to 2020.

Shares across the sector surged after Mr Osborne disclosed that a further £6bn would be invested in the first part of the programme, which had been due to end in 2016. The extension of the equity loan scheme is expected to lead to the construction of an additional 120,000 homes.

Persimmon climbed 48p to £13.61, Bovis Homes gained 40 to 895p. Crest Nicholson rose 15.8 to 381p and Barratt Developments closed up 12.6 at 424.8p. Galliford Try advanced 36p to £13.15, while Bellway gained 35p to £15.80. Redrow put on 6½ to 323.8p. Taylor Wimpey rose 2.4 to 118.2p and Berkeley added 10p to £26.52.

Analysts at UBS told clients that the extension had eliminated "uncertainty".

"We think the move removes uncertainty for both the equity markets and the management teams of the UK housebuilders," they said. "Given the long-term nature of the programme, end market visibility has improved significantly, which should result in providing corporates [with] the confidence to continue to invest into land."

The FTSE 100, like other stock markets, rallied yesterday despite

Results round-up

COMPANY	TURNOVER (£)	PRE-TAX (£)	EPS (P)	DIV (P)	PAY DAY
Brady	Fin 29.4m (28.1m)	928k (804k)	1.38 (0.61)	1.700 (1.600)	May 20
Forbidden Technologies	Fin 772k (813k)	-603k (-270k)	-0.74 (-0.25)	0.000 (0.000)	-
K3 Business Technology Group	Int 34.5m (31.5m)	875k (185k)	2.90 (0.80)	0.000 (0.000)	-
Mytrah Energy S	Fin 50.9m (30.9m)	8.4m (13.2m)	0.04 (0.07)	0.000 (0.000)	-
Regeneris	Int 99.7m (90.2m)	1.6m (3.2m)	2.96 (5.88)	1.320 (0.670)	Jun 13
Shore Capital Group	Fin - (-)	5.4m (2.5m)	14.10 (8.20)	4.000 (5.000)	Apr 10
Smart Metering Systems	Fin 27.9m (21.0m)	7.5m (5.2m)	7.86 (5.18)	1.610 (1.150)	tba
Sterling Energy S	Fin 18.4m (22.5m)	7.3m (5.5m)	3.32 (2.51)	0.000 (0.000)	-
Tefit Communications S	Int 243.2m (207.4m)	12.0m (4.9m)	10.50 (3.80)	0.000 (0.000)	-
Tracsis	Int 9.8m (4.7m)	2.3m (1.7m)	6.72 (5.28)	0.350 (0.300)	Apr 11

www.interactivedata

Crimea voting in favour of seceding from Ukraine to join Russia. While the outcome of Sunday's referendum led to the West imposing sanctions, the result had been widely expected by investors. Furthermore, there was relief that the vote had passed without any violence.

As a result, London's benchmark index, which fell heavily last week, clawed back some ground and closed up 40.46 points, or 0.6pc, at 6,568.35.

In the US, the Dow Jones Industrial Average had climbed 1.1pc by the time trading in London had finished, lifted by better than expected American manufacturing data.

Glencore Xstrata, 9.6 better at 306.6p, was one of the biggest risers in the FTSE 100 following reports it is nearing a deal to sell its Las Bambas copper project in Peru to a Chinese consortium.

Supermarkets were again weak in the wake of Wm Morrison's grim results last Thursday, in which the group sounded profit warning and effectively declared price war with its rivals by revealing it would invest £1bn in price cuts and product improvement.

Analysts at Bank of America Merrill Lynch said that the implications were "substantial" for Tesco, and the supermarket group may need to respond by investing approximately £300m in prices. They cut their target price on Tesco shares to 270p, from 350p, and downgraded their recommendation to "underperform", sending the supermarket group down to 299.7p.

Ahead of its fourth-quarter trading update today, J Sainsbury slid 2.2 to 311.4p. The company is expected to post

Market data

WORLD MARKET INDICES

		INDEX	CHANGE
↓ AUSTRALIA	All Ordinaries	5335.20	-11.90 -0.22pc
↑ BRAZIL	Bovespa	45117.80	+152.14 +0.34pc
↑ CHINA	Shanghai Composite	2023.67	+19.33 +0.96pc
↑ FRANCE	CAC General	4271.96	+55.59 +1.32pc
↑ GERMANY	DAX	9180.89	+124.48 +1.37pc
↓ HONG KONG	Hang Seng	21473.95	-65.54 -0.30pc
→ INDIA	S&P CNX500	5011.55	closed
↓ JAPAN	Nikkei	14277.67	-49.99 -0.35pc
↑ RUSSIA	RTS	1114.66	+52.19 +4.91pc
↑ SINGAPORE	Straits Times	3092.14	+18.42 +0.60pc
↑ SPAIN	Madrid SE	1020.52	+16.04 +1.60pc
↑ SWITZERLAND	SMI Index	8161.78	+47.76 +0.59pc
↑ USA	Dow Jones	16247.22	+181.55 +1.13pc
↑ USA	Nasdaq	4279.95	+34.55 +0.81pc

COMMODITIES SUMMARY

		PRICE	CHANGE
↓ GOLD	per troy oz	\$1378.50	-6.50 -0.47pc
↓ SILVER	per oz	£12.77	-0.09 -0.70pc
↓ KRUGERRAND		£820.12	-2.59 -0.32pc
↓ NEW SOVEREIGN		£189.86	-1.39 -0.72pc

Unit trusts & open-ended in

Name	Change	Int	Mid	Buy	Change
	Int	type	chgs	Sell	on day
AXA Framlington					
An AXA Investment Managers Company					
AXA INVESTMENT MANAGERS UK LIMITED					
7, Newgate Street, London, EC1A 7XZ					
www.axaframington.com Cost Svc 0845 777 5511					
Amer Growth Acc	5.25	336.5	354.8	-1.80	
Balanced Acc	5.50	114.1	120.5	-6.50	
Emerg Mkts Acc	5.25	172.7	183.1	-10.50	
Equity Income Acc	5.25	955.8	601.9	+1.10	
Equity Income Acc	5.25	1725.0	1835.0	+1.00	
European Acc	5.25	664.3	700.6	+4.30	
Financial Acc	5.25	434.7	452.9	-2.80	
Global Op Acc	5.25	873.2	921.5	-2.20	
Global Op Acc	5.25	711.7	814.3	-2.00	
Global Tech	5.25	48.6	51.26	-2.70	
Health Acc	5.50	1199.0	1257.8	-4.00	
Japan Acc	5.25	788.3	304.2	-7.30	
Manager Balanced Acc	5.25	302.6	319.8	+1.80	
Manager Income Acc	5.25	137.8	146.6	-1.70	
Manager Income Acc	5.25	802.9	854.2	-0.30	
Manager Income Acc	5.25	229.6	244.2	+0.20	
Manager Income Acc	5.25	1463.6	493.2	+0.40	
UK Growth Acc	5.25	254.7	259.9	+1.90	
Extra Income Rd	1.50		25.04		
Morleybank Bal	-		47.99		
Morleybank Inc	-		33.95		
Growth & Income Funds					
Morleybank Div	1.50		247.0		
Morleybank Gld	-		59.11		
Growth Funds					
American	1.50		2437		
Amer So Sols	1.50		882.1		
European	1.50		1519		
European Opers	1.50		357.2		
Global Special Sols	1.50		2121		
International Fund	1.50		149.6		
Japan	1.50		225.2		
Japan Smaller Cos	1.50		154.2		
Global Focus	1.50		1142		
India UK A Acc	-		81.2500		
Special Sols	1.50		2813		
South East Asia	1.50		701.8		
UK Select Acc	1.50		212.8		
UK Growth	1.50		243.4		
Target Funds					
Target 2015	1.50		48.50		
Target 2020	1.50		53.42		
[CAP - Net income reinvested]					