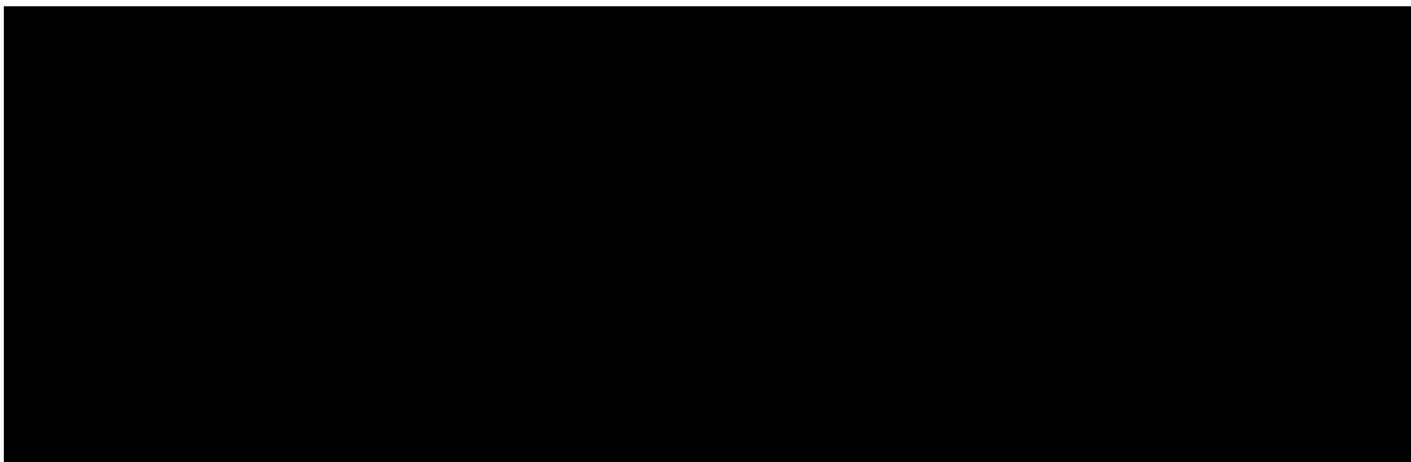




From: [REDACTED]
Sent: 25 March 2014 12:36
To: Planning
Cc: [REDACTED]
Subject: Objection to Barratts revised Planning Application A/82/12/

Dear Sirs

Please find enclosed the .pdf version of my objection to Barratts Planning Application for Roundstone Lane, Angmering

I would be pleased if you read the following document carefully, take note of my objections and reject this planning application.

Thank you.

Jackie Walker

To: Arun Planning Department
From: Jackie Walker 25/03/14

Subject: Objection to Barratts Planning Application Reference A/82/12 (revised Application 21/2/21014)

INTRODUCTION

I would like to formally object to Barratts Planning Application A/82/12 citing it as not a suitable or sustainable site for development, particularly in light of other plans/studies still being carried out alongside the current ever changing Draft Plan. Neither the Draft or Neighbourhood Plans have been finalised or approved and feel a development of this size and nature should be refused at this time.

The following points will substantiate my many reasons for objecting to this development and are mainly based against your current objectives set out in your draft plan. When I first looked at the plan the date was 21/2/2014 (strangely the submission date of Barratts application!). The current date on the modified plan is 11/03/2014 which supports my reasons as to why this application should not be allowed as your Plan keeps changing.

This proposed development is outside the Built-up area, and not on a designated building site, does not have the proper infrastructure in place to sustain it and is contrary to your plan's objectives.

Neither should this application be looked at independently as it is now known that this plot is only part Barratt's Master Plan to build 600 houses on this site and adjoining sites along the A280. Applications have already gone in for VHB Nurseries and JV Plants. The implications of such an enormous development would have horrendous implications on Angmering as a village as it just doesn't have the infrastructure or employment to sustain a development of such enormity.

It is quite obvious that getting several developers to all agree to a Master Plan and its practical development, which includes: agreeing the housing types and layout; funds for Section 106's to pay for any new infrastructure; timescales for development; agree deadlines; get the appropriate Social Housing Associations all to work together, would not make this anything like a cohesive development. Nothing will be in place when any development starts and it is totally unclear as to when any new infrastructure would be in place and whether their contributions would be enough to build new roads, schools, doctors surgeries etc and would leave the villagers of Angmering, let alone the surrounding roads now overburdened with traffic, in a total mess for several years.

Allowing this one development to go through would open the floodgates for the other developments (Master Plan or not) and would be the beginning and the end for Angmering as a village! It is also very interesting to note in your new draft plan there appears to be nothing filled in for vision and objectives, infrastructure provision, implementation or monitoring, transport, employment and enterprise, sustainable place, spatial portrait etc, so without these objectives in place, how can you judge if

this, or any future development, meets the criteria of your plan if there are no firm objectives set!

Finally, before I go into detail about why I am objecting to this development, I can easily see from the application documents that this application is not consistent with Barratt's Master Plan. For example, the housing layout is different, the road layout particularly to the east of the site is different and the provision of green space is reduced compared with the Master Plan.

OBJECTION 1 – BUILDING ON A GREENFIELD SITE – INAPPROPRIATE LOCATION

The current application for 139 houses by Barratts is on a Greenfield site not Brownfield (the latest Government policy is to build on Brownfield sites first, is particularly relevant in light of their new directive about building on sustainable sites) and is outside the "Built-up Area", so should not even be considered as a viable site for any houses. Equally there are several far more suitable sites in Angmering village itself which have been earmarked for development which could absorb this number of new houses.

139 houses is also over the current allocation of 100 houses for Angmering. Numbers of houses may change after the Local Draft Plan has been put in place, but at present 100 houses is Angmering's allocation.

Section 7 of your draft Plan – Settlement Structure, Green Infrastructure and Landscape goes on to say:

7.1.2.

It is important that this settlement structure is taken into consideration so that individual settlements do not completely coalesce and lose their individual character. In addition, the areas of largely undeveloped land surrounding the settlements contribute towards another of the District's key assets, that of a multi-functional green infrastructure network.

7.1.4

It is essential that new development should help sustain, integrate and create landscapes with a strong sense of place and local identity. Policies within the Plan will protect and enhance this locally identified diversity and distinctiveness and will provide a framework for decision making.

7.1.5

Key to the protection of the landscape is the identification of the Built up Area Boundary – a policy definition which defines urban areas from that of the countryside.

Development outside this will be strictly limited to that considered necessary for its location so that the countryside is protected for its own sake. This is supplemented though the policy provision for Green Infrastructure and Gaps Between Settlements, where the intention is to maintain and enhance the existing network of Green

Infrastructure assets and prevent coalescence of settlements.

Nothing about this development will enhance the existing Green Infrastructure and will in fact create the reverse and destroy Angmering's integrity by taking away its Strategic Gap.

The site is "outside the Built-up Area" and should remain green.

Any further large scale development on Greenfield sites outside the existing Built-up Area Boundary will result in Angmering losing its village character, and fail to meet also states:

OBJECTION 2 – BUILDING ON A BUILT-UP AREA BOUNDARY

Looking at your definition of item 7.2 - *The Built-up Area Boundary*, your objective says:

Arun's Local Plan strategic objective for The Built-up Area Boundary and the countryside is to:

"Protect and enhance Arun's outstanding landscape, countryside, coastline, historic, built and archaeological environment thereby reinforcing local character and identity."

Building on this site will in fact do the opposite of this statement and will destroy rather than enhance the landscape and village.

Furthermore points from Section 7.2 state:

7.2.1 *The Council seeks to protect the natural environment by strictly controlling development in the countryside. Countryside is an important designation encompassing those areas of the District which are outside the limits of the existing built development. For the purposes of this Plan it is defined as all land outside the defined Built-Up-Area-Boundary.*

Allowing this development to go through would be a complete contradiction of point 7.2.1. as the development is outside the Built-Up-Area-Boundary.

7.2.2 *The overall aim of the Plan is to promote a multi-purpose, inclusive and thriving countryside which respects local distinctiveness and protects our valued landscapes. The quality of the countryside, its accessibility and productivity mean that a careful approach to landscape management is vital for its future protection.*

You will be removing Angmering's local distinctiveness and landscapes and eroding the countryside. There is nothing accessible or productive in this scheme and certainly no protection for Angmering in the future, in fact the reverse!

7.2.3 *The National Planning Policy Framework (NPPF) recognises the intrinsic character and beauty of the countryside, whilst supporting thriving rural communities within it.*

7.2.4 *The protection of the countryside is a multi-functional topic which is also linked to the protection of the landscape (and associated features) and settlement form through the identification of the Built-Up-Area-Boundary, the identification of suitable locations for new development, and the prevention of settlements from coalescence.*

The Built-Up-Area-Boundary is there for a reason as point 7.2.4. states, to protect the landscape and settlement within if you build here you are achieving the reverse of this point.

7.2.5 *In recognising the importance of the natural environment, Arun District Council has identified a 'Built-Up-Area-Boundary' which will strictly control development in the countryside. This boundary, which is outlined on the Proposals Map:*

- 1. Defines those areas within which planning permission will normally be granted for new development, subject to the Local Plan policies*
- 2. Enables the best use to be made of existing and future services*
- 3. Provides a useful tool to protect against inappropriate development, and*
- 4. Preserves the setting of existing settlements by protecting the surrounding countryside from unnecessary development.*

It appears you are completely ignoring the importance of the natural environment and the Built-Up-Area-Boundary and by allowing development here you are not controlling the development of the countryside.

7.2.6 *The boundary is important in identifying the point of transition between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it. In addition, the boundary also serves to preserve the setting of existing settlements from unnecessary development.*

7.2.7 *The principles used in defining what is included within the Built-Up Area Boundary, as defined on the policies map, are:*

- the main existing residential, industrial and commercial areas;*
- land on the edges of the urban areas for which planning permission has already been granted for residential or commercial development; and other land on which development would be acceptable in accordance with other policies in this plan during the lifetime of the Plan*

Keeping a village's individual identity is paramount and there is a boundary for a reason. Take this away and ignore the boundary that exists removes the power from the village to keep its integrity.

7.2.9 *Uses which include: school playing fields, caravan and camping sites, recreation grounds and allotments that adjoin the rural area; groups of isolated houses or other buildings, or areas where infilling would not be acceptable, or land within the curtilage (SAYS CARTILAGE IN YOUR ORIGINAL) of dwelling houses which adjoin the rural areas where 'backland' development which would not be acceptable, are excluded from the Built-up Area Boundary.*

If you build here you will in effect be infilling the Green Gap and I would say that in fact you are creating “Backland” development ,which you yourselves say is not acceptable!

Allowing this development would go against your own policies and objectives. There is no point in setting up built-up boundaries and creating a Green Infrastructure Corridor unless you adhere to it? This Corridor has been created to preserve the integrity of this village and should be respected.

OBJECTION 3 – BUILDING ON THE GREEN GAP

The Green Infrastructure for the Angmering Map shows quite clearly the Green Gap crosses the A280 to the existing Boundary and is there for a reason. This portrays the “Gaps between settlements” and should not under any circumstance be built on or ignored.

Allowing this development would go against your own policies and objectives. There is no point in setting up built-up boundaries and creating a Green Infrastructure Corridor unless you adhere to it? This Corridor has been created to preserve Angmering as it now is “a village”, not a town, and should be respected.

Although the points under 7.2.11 “Rural Urban Fringe” are all relevant the one that really stands out is point 7.2.15 and 7.2.16 is extremely relevant:

7.2.15 To ensure better management of the rural-urban fringe the Council will target positive management on those areas where significant new development is proposed as part of this Plan. This will ensure early consideration is given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

There is no indication in the part noted in bold of this point of any of these enhancements being allowed for in this scheme. How, for example, will it be easier to get onto the A259 from the village. It won't. All there will be is more bottlenecks coming out of the new development onto Roundstone Lane causing people further frustration in terms of trying to get out of the village to work or do the school run on time!

7.2.16 says: *In addition, opportunities also exist to link management of the rural urban fringe with creation of new green infrastructure, and the identification of gaps.*

The reverse of this is true as there will be no new green infrastructure and the gap will be compromised.

Finally on this section of your plan, I quote your Policy Outcomes from Section 2 of the plan:

- *Protection of the countryside as an important resource in its own right.*
- *To meet the aim of sustainability by locating development in areas with existing services, infrastructure and facilities*

This just demonstrates the inappropriateness of the proposed scheme as it will not protect the countryside and in fact it will contribute to ruining it. Secondly Angmering does not have enough existing services, infrastructure or facilities to support such a large scheme and it shouldn't even be considered.

The plan defines where “**Gaps Between Settlements**” should not be built on as shown below. **Point 7.4.5** says:

The designation of gaps is not intended to rule out all development but to allow for appropriate, small scale development, which is in keeping with the rural nature of the gaps. Development in the gaps must be appropriately sited and designed to minimise the impact on the openness of the gap, it would also be subject to other policies within the Local Plan.

This is not a small scale development and if passed likely to lead to an overall an even development which will impact the openness of current green space and destroy the Gap that exists between the village and the A280.

Your **Policy SD SP3** then goes on to say:

The generally open and undeveloped nature of the following gaps between settlements will be protected to prevent coalescence and retain their separate identity:

*Worthing to Ferring
East Preston to Ferring
Littlehampton and Middleton-on-Sea
Pagham to Selsey
Bognor Regis to Chichester
Arundel to Littlehampton
Angmering to Rustington/East Preston
Angmering to Worthing
Felpham to Bognor Regis
Barnham to Walberton
Barnham to Eastergate*

This site should not even be under consideration as the policy states quite clearly that the Gaps listed above will be protected to prevent coalescence and retain their separate identity. This list obviously includes Angmering and therefore should not be interfered with!

OBJECTION 4 – IGNORING GREEN INFRASTRUCTURE

A couple of relevant points taken from “**What is Green Infrastructure**”, **Section 7.3.6:**

Here are some extracts from The South East Green Infrastructure Framework East Plan (2008), which provides a helpful framework for identifying what may be considered a GI asset in the District, which I think have a bearing on this application.

I have extracted some of the typologies from your list which should be considered a GI asset and it appears there is nothing along these lines in this proposed planning application. A token piece of grass and a few trees does little to enhance the development and things that matter to a community should have been included in the proposal (please note my comments in bold type):

- *Parks and gardens - including urban parks, country parks and formal gardens*
- *Natural and semi-natural urban green spaces - including woodlands, urban forestry, scrub – a gesture on this but green space removed and existing trees on boundary kept*
- *Grasslands (e.g. downlands, commons and meadows) wetlands, flood plains, open and running water, wastelands and derelict open land and the coast*
- *Outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas*
- *Amenity greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens*
- *Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters) allotments, community gardens, and farms*
- *Green roofs and walls – there is nothing green about this proposed development*

7.3.7 The aim of the Green Infrastructure Policy is to maintain and enhance the existing network of Green Infrastructure assets. The Policy will also aim to ensure that these assets provide multiple functions and benefits and help to protect and enhance the distinctive character of the District.

It appears that no part of this development is covered by any of point 7.3.7 because there is no evidence to show any enhancements whatsoever.

OBJECTION 5 – IGNORING THE IMPORTANCE OF IMPLEMENTING GREEN INFRASTRUCTURE

Your Plan identifies “***Why is Green Infrastructure important?***” but by allowing this development you are going against your policy as I will demonstrate below.

7.3.8 Well connected GI assets perform a range of important functions relating to the natural environment, climate change mitigation and adaption and quality of life. The Arun District Green Infrastructure Study (June 2012) establishes that the GI assets which currently exist in the District perform the following seven primary functions:

I will incorporate the relevant points from this section under the appropriate headings further on in this document.

Equally I will extract other items of importance from the rest of the Draft Plan at the appropriate place rather than going through the plan one point at a time. I am sure by now you will see how I have been able to demonstrate how the proposed

development just doesn't fit into the current criteria of the Daft Plan and is sound reason to reject this application.

OBJECTION NO 6 - BUILDING IN SIGHT OF THE NATIONAL PARK

Your Plan has this to say on the National Park:

7.5.4 The South Downs National Park is a statutorily protected landscape, recognised by Government to be of the very highest quality. Arun District Council has a duty to have regard to the impact of development upon the South Downs National Park. Of particular importance is the impact of development upon the setting of the Park. The setting can be described as the surroundings from which the Park is experienced. Views into and out of the National Park play an important role in the setting of the Park and can be influenced, for example, by the development of a distant but high building. A development that generates noise, light and dust, could also impact upon the setting of the National Park by altering the experience of the Park's setting.

However, the proposed development is in view of the South Downs National Park and parts of the development are less than 400 metres away from the edge of the Park. Furthermore, part of Barratt's Master Plan, if allowed, would be even closer as it, incorporates Manor Nursery which is adjacent to the bridge leading to Ecclesden Lane, which is the boundary to the National Park.

Currently the only proposed planting in this development is cosmetic. The existing trees and bushes along the A280, which are not evergreen, do not screen the new development adequately. The proposed site can be seen clearly between the trees at present meaning the development would also be visible from several places in the National Park.

Additionally, any new development will be seen from the footpath/bridleway across the A280 that connects Angmering to the South Downs National Park and higher up where the westerly views from the paths and field from Highdown to Angmering will be compromised which is outside of your Policy LAN DM1 **quoted below**, so therefore should not be permitted.

Also, increased traffic from the development, plus the possibility of a new road coming out onto the A280, will increase noise, light, dust and pollution along the length of the A280 and therefore the proximity of the National Park which contravenes 7.5.4 above.

Your Policy LAN DM1 "Protection of landscape character" says:

*a: Landscape character, including its natural features, are conserved or enhanced;
b: The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and
c: It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park*

All proposed development either adjoining or in close proximity to the South Downs

National Park planning authority boundary (see Proposals Map) shall have particular regard to the setting of and views in to and out of the South Downs National Park.

Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park.

An Aside: Your Policy Outcomes actually starts by saying “Development **will be permitted where... a, b, c, etc above**”, but I think it is meant to read “**should not be permitted**” as the reverse is what these bullet points actually say and what is mirrored in point 7.5.4 which is in line with the *South Downs National Park Policy*. Furthermore the *Policy Outcome* statement backs this up by saying: “*To conserve and enhance the landscape character of the District*”, so I think this is a typo!

OBJECTION NO 6 – NO PROOF THAT DEVELOPMENT OF THIS SIZE IS NEEDED IN ANGMERING

Where is the proof that this number of houses is required in Angmering?

Angmering has had more than its fair share of houses built over the last few years (it grew by 27% when Bramley Green was built) and has already grown beyond its "natural" sustainable boundary and does not need to grow any more.

Currently there are still houses in Bramley Green that have not sold because people can't afford to buy them, let alone find any work locally. This development hasn't been completed as there is no one likely to buy them, further demonstrating there isn't a need for more houses in Angmering. Even all the Section 106's still haven't been carried out, which doesn't bode well for any new developments fulfilling their Section 106 agreements, whatever they may cover.

There are many new and existing houses in the Arun area unsold. Also there is the imminent development of the Courtwick Green site for 600 houses, a site at Yapton for a further 173 let alone the development plans at Lyminster/Toddington Lane (1200 houses) which will substantially increase the housing stock in the District.

I am sure there are also other sites “ready to go” in the District so where are all the future residents going to come from? Certainly not locally!

So how on earth can you justify more and more development especially in Angmering. The answer is you can't. You would have to bring in people from outside the area to fill these houses and that in itself would bring its own problems. People buying these houses will not be Angmering people on Angmering wages. There aren't the jobs available and even if local jobs were created the wages won't be high enough to pay the huge mortgages that these new houses would command and therefore they would have to out-commute causing more problems on the already overcrowded roads (see Traffic below).

You should not allow building in the wrong place for the sake of fulfilling the housing figures set by Government. Firstly, find a way of filling the houses that lay empty for

those seeking somewhere to live or for people on the council waiting list. Secondly, build on Brownfield sites first not Greenfield sites.

It would be more appropriate to consider developing somewhere like Ford Airfield if you need more houses. It is plenty big enough to take a substantial amount of housing and has all the local infrastructure you could need at Littlehampton, including a railway station, bus routes, schools, supermarkets, leisure complex, potential new hospital etc etc. On top of this it would give Littlehampton town itself the opportunity to regenerate and provide employment for local people which would be an enormous plus as the town has been in demise over recent years. You also have nearby Arundel for all the culture you could want!

One fully appreciates the need for housing in the district but there is nothing to support the principle of lumping it all in Angmering.

Angmering doesn't warrant this development and is not a sustainable location nor does it have adequate infrastructure, green or otherwise, to accommodate 139 houses (let alone the 600 houses the Master Plan – the total sum of Arun's housing target - wants) as I will demonstrate below.

OBJECTION NO 7 – IGNORING THE LOCALISM ACT 2011

The Localism Act received Royal Assent in Autumn 2011, its aim is to devolve more decision making powers from central government back into the hands of individuals, communities and councils. The key measures of the act were grouped under four main headings;

- *new freedoms and flexibilities for local government*
- *new rights and powers for communities and individuals*
- *reform to make the planning system more democratic and more effective*
- *reform to ensure decisions about housing are taken locally*

In terms of planning the Localism Act has meant:

- *giving communities the power to set the priorities for local development through neighbourhood planning*
- *requiring local planning authorities to draw up clear, up-to-date Local Plans that conforms with the National Planning Policy Framework, meeting local development needs and*
- *reflecting local people's views of how they wish their area to develop*
- *giving councils the power to raise money to support local infrastructure through the community infrastructure levy*
- *also giving communities the right to receive and spend a proportion of community infrastructure levy funds on the local facilities they want*
- *giving councils new powers to stop unwanted development on gardens (so-called 'garden grabbing')*

Within the Localism Act 2011 there are provisions relating to neighbourhood planning, provision for the revocation of Regional Spatial Strategies and changes to regulations on the monitoring reports that local authorities are required to publish.

The Act also introduced a duty to co-operate and comprehensive regulation of the way local authorities co-operate with other local authorities, the County Council and many other people and organisations in relation to planning for sustainable development.

By ignoring the voice of the people you are totally ignoring a Government Act. This Act has been put in place for a reason and should not be ignored by Planners otherwise it makes a nonsense of the Act. The Act is so important and has led to birth of the Neighbourhood Plan which allows the people a right to say where and how much housing they would like to see in their area. However, in this instance, it appears that the voice of the people is just not being heard.

OBJECTION NO 8 – IGNORING THE NEIGHBOURHOOD PLAN

On the back of the Prime Minister's statement below Neighbourhood Plans are being prepared and presented by all the Parishes in Arun to ensure towns and villages have some say how many houses they need in their area. People have worked really hard to prepare the plans and have also been given financial contributions to help them get their plans right. Giving permission to a development of this stature before Angmering's Neighbourhood Plan is in place is outrageous as it is going against the Prime Minister's wishes.

In January 2012 the Prime Minister stated: *"Our vision is one where we give communities much more say, much more control. The fear people have in villages is the great big housing estate being plonked down from above. Our reforms will make it easier for communities to say 'we are not going to have big plonking housing estate landing next to the village, but we would like 10, 20, 30 extra houses and we would like them built in this way, to be built for local people'."*

Angmering's Neighbourhood Plan is at its final stages and will be presented to Arun in April 2014.

A Neighbourhood Plan survey (carried out by Angmering Parish Council) had a response rate of 41.68%. Of those who responded, the initial findings of the AIRS report (July 2012) shows that:

- 78.46% identified a preference for 'up to 100 new homes' in the Parish spread over the next 17 years
- 15.06% wanted 100-250
- 4.71% wanted 250-500
- 1.8% of those that responded want more than 500 homes
- 71.15% indicated that the number of housing units on individual development sites should not exceed 10 units

It is quite clear from this survey that Angmering villagers have told the Parish Council that they wish to see incremental, appropriate, natural and sustainable growth in their village and welcome in particular, the requirement for development to take place within the Built-up Area Boundary on small sites rather than one big lump of housing.

Allowing this development to go ahead would be completely against the villagers comments/views and destroys the purpose of a Neighbourhood Plan, because it hasn't been through its final stages!

Barratt's proposal fulfils none of the residents of Angmering's needs or requirements and goes against the Governments intentions!

OBJECTION NO 8 – NO PROOF ANGMERING IS A SUSTAINABLE VILLAGE

A lot of emphasis has been placed on sustainable sites for building recently due to the appalling flooding this winter.

Recent Government's guidance states: *Housing decisions made by local authorities need to ensure infrastructure is provided to support new development and that infrastructure constraints are considered when assessing the suitability of sites. Nick Herbert recently argued recently about the problem of inadequate infrastructure to support development, and as recent flooding shows these issues cannot be ignored. Furthermore he reported "A focus on redeveloping brownfield sites, a more sensible approach on the "duty to co-operate" between councils and giving proper weight to emerging local plans so that they're not undermined by speculative development should all help to achieve a better balance between providing housing and the countryside."*

Your **Sustainable Development** your plan states:

6.1.6 *Future development must make a positive contribution towards ensuring that there is high quality, affordable housing with excellent social infrastructure; a diverse and thriving economic base that improves the vibrancy of the town centres; efficient and sustainable movement within and beyond Arun; and that it both enhances its environmental integrity and maximises natural resource efficiency. A Sustainability Appraisal accompanies this plan covering the social, economic and environmental impacts of the plan's policies.*

6.1.7 *To ensure that growth within Arun does not have a detrimental impact on the natural environment, strain any natural resources, and to ensure that it will have a positive impact on the achievement of the social, economic and environmental elements for maintaining its sustainable future, all development will be required to comply with the following policy.*

Furthermore your **Sustainable development study** says

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the policies in this Local Plan and/or adopted Neighbourhood Development Plan will be approved, unless material considerations indicate otherwise.

Considering the importance the Government is now placing on sustainability there is no proof that this development has anywhere near enough of the required elements to sustain a development of this kind, as I will continue to show in my comments later in this document.

One last point on this issue to back this up your **"Settlement Sustainability Study – July 2007"** says:

"To enable a site to be sustainable the following facilities should be in place: Free flowing road systems, appropriate schooling and Further Education Institutions, easy access to a Bank, easy access to Petrol Stations, an adequate bus service, easy access to a train station with adequate parking, provide enough water etc"

Angmering already have an existing water supply shortage, adequate drainage and sewer pipes - currently these are inadequate with a collapse in The Dell, and not able to provide local Employment.

Again, you will see from my more detailed comments on these issues that Angmering is unsustainable with inadequate infrastructure and services for a development of this size and should not be allowed to proceed.

OBJECTION NO 9 – TOO MUCH TRAFFIC, TOO LITTLE ROADS AND TOO LITTLE PUBLIC TRANSPORT

Your plan currently doesn't have a Transport Report, but this is an extract from Section 7 of the Plan which is highly relevant because this is not true of Angmering!

1. Access links and access to recreation – the provision of sustainable transport and access routes and a variety of recreational opportunities for the widest range of social, interest and age groups;

Equally your **Sustainability Report 4.9 point 8** says on **Sustainable travel** :

" The district currently lacks good overall public transport and suffers from congestion. An increased level of services and improvements to the road system will therefore be vital to its sustainable development into the future."

If the Barratt's development were to go ahead there appears to be no details of how, where and when funding would take place for improvements to be made to the A259, A280 or the roads through the village to cope with the increased traffic caused by the development.

Currently all roads leading onto the A259 at Angmering, which is a single carriageway, are bottlenecks, particularly at Roundstone Lane, where there are always large queues. Whichever route cars try to take to avoid the bottleneck problems e.g. driving through the narrow village lanes to escape, using the A280 or

A27 to Arundel etc, they hit a bottleneck in one direction or another, i.e. Worthing, Arundel and Littlehampton.

However, even with improvements to the A259 there is nothing in the Barratt's proposal to improve traffic movement in and out and through the village, which can be a nightmare particularly during school hours, rush hours and weekends. Imagine the increased chaos in the village if these new houses are built and more children are going to school, more people going to work (most new residents would be out-workers as there is no employment in Angmering) or to the station, let alone the problems that will arise when it floods! Increased heavy traffic through the village will also cause damage to the buildings in the conservation area.

Angmering can't possibly cope with the proposed increase in cars and lorries coming through the village. Busier roads will endanger children and people's lives.

Personally I wouldn't like to ride a bicycle (sustainable travel) through the village at busy times let alone deal with more traffic going through the village should these houses be allowed to go ahead.

Now Asda, Morrisons, the new Sainsburys, plus Hobby Craft and Haskins (it's impossible trying to get in and out of Haskins at weekends) have become every increasingly popular there is even more pressure on the already overcrowded A259 and its feeder roads. On top of this there are to be new developments at Lyminster, Courtwick Green and Yapton coming on stream. When they are built and the residents are using these new stores, let alone going to Tesco and the potential new Retail Park to the west of Windmill Road at Rustington to shop, where is the traffic going to go? There are no road improvements in sight and it is likely to increase the congestion even further.

Added to the overload of traffic on the A259, particularly at weekends and busy times, this development would also have a huge impact on the A280. Currently this road is becoming another area for concern, particularly at rush hour, school time and weekends. This is exacerbated by waves of traffic hitting the Haskins roundabout and the Station roundabout when the level crossing gates go up at East Preston and Angmering Station respectively.

Although traffic surveys have been conducted, none of them have been done during the busy times such as either side of the school run, throughout the weekend, particularly at peak shopping times, impacting the busy A259 or the A280. The A280 is bearing of lot of this new traffic and now has tail backs as far as Ecclesden Lane, notably around lunchtimes at weekends. The other day we couldn't even get into our lane (Ecclesden Lane) because of the tail back. Added to this drivers were doing three point turns in the middle of the traffic queue which was really dangerous as oncoming traffic was very fast. This is a regular occurrence now, so what would it be like if even more cars exiting the village add to the problem?

Part of the tail back problem is because there is no proper filter onto the A259 from the A280 at the Haskins roundabout. This could actually be improved in the short term, by cutting off the corner at the left hand exit of the roundabout, already marked out by tyre tracks on the green verge, to allow the traffic to filter properly. Traffic is unable to get onto the road to travel eastwards without waiting for the traffic wanting

to turn right/go straight ahead. This traffic is blocking their way, causing an unnecessary build up of cars on the A280. This problem is only going to get worse, unless something is done, as a new development will generate more cars all wanting to use this road.

I know these roads are currently under discussion for improvement but unless measures are taken to improve them before any development takes place there should be no new development permitted in the village.

Equally I am aware from the Master Plan presentation there is talk about putting a link road from the village onto the A280. This will only add to the problems already being experienced along this road and the extra traffic would further increase noise and air pollution to unacceptable levels. Although surveys have been carried out they are only assumptions and cannot be measured accurately until after a development has been completed as there are only projected figures available at present. Houses along and off the A280 will be affected by this increased pollution from the increase in traffic, particularly if the wind is blowing in certain directions. Alternative road improvements should be looked into as this alleged proposed new road sounds like a quick fix solution with little substance.

Also there is no mention of how Barratt's are planning to avoid disruption to the village caused by site traffic, lorries and cars moving through the village and Roundstone Lane, while the development is built. There will be noise pollution, traffic pollution and further congestion to an already congested village for the duration of the build, however long that it. It is totally unacceptable!

OBJECTION NO 10 – LACK OF VILLAGE SHOPS

There is not enough variety of shops in the village to sustain a new development and not enough parking to service the increased population.

If the proposed new development was built there would be more traffic on the A259 and A280 and through the village, as people will be using cars to go outside of Angmering, to places like Asda, Morrisons, Haskins, Hobbycraft, Sainsburys and Tesco's, because there isn't enough parking or quality of shops in the village. Servicing a larger community would force people to go outside the village and increased numbers would cause even more bottlenecks, pollution and congestion problems than there currently are. The proposed new development is not really close enough to walk to the village shops easily to do a big shop so people will use their cars to go to the supermarkets.

The only identified improved transport link is the A259, and improvements to this road have been pushed back into the medium to long term range, with no funding identified which means there is no guarantee that anything will happen because of lack of funding and no definite timescale to get the job done. Agreed improvements to these roads would be imperative before any development should even be considered - the village and surrounding roads can't cope now!

OBJECTION NO 11 – LACK OF PARKING IN THE VILLAGE

As stated above, currently parking in the village is virtually impossible and there doesn't appear to be any extra provision to allow extra residents to park easily. There actually isn't any room in the centre of the village to provide extra parking.

Angmering station is not in easy reach of the development which means commuters are likely to take their cars to the station and probably have difficulty parking when they get there. The Car Park is already overfull and people are forced to park in access roads and Downs Way causing more traffic pollution and congestion in the street and annoyance to the residents. Walking to the station easily isn't really an option from most places in the village and the proposed development is even further away from the station.

It is quite obvious any new residents to Angmering will be people from other areas where there are housing shortages, not current Angmering residents, therefore they will have to out-commute to work as there is no new employment in the village. Easy access to the station is the sustainable (but impossible) option to avoid traffic pollution and congestion.

Would extra parking be created in the village? Would it be a part of a developer's Section 106 agreement and would it be in place before any development has taken place? If the answer is no to these things, then this is a further demonstration of lack of sustainability and green infrastructure.

OBJECTION NO 12 – LIMITED PUBLIC TRANSPORT

Currently there is a limited bus service through the village (no. 9), and the very useful 700 bus service which goes along the coast doesn't go through the village. The nearest pick up point for the 700 is near the station or on the old Worthing Road which aren't easily walkable from the village or from this proposed site. There are no plans to increase/make changes to this service.

The local No. 9 service which goes up and down Roundstone Lane is not regular enough to support 139 new families and stop people using their cars more than necessary

OBJECTION NO 13 – NOT ENOUGH DOCTORS, DENTISTS. HOSPITALS, EMERGENCY DEPARTMENTS, HOSPICES OR CARE HOMES/CENTRES FOR THE ELDERLY

Doctors' surgeries, even with Angmering Medical centre, are struggling to cope with the patients they have got let alone handling more patients. Non urgent patients currently can wait anything from one week up to sometimes two to get an appointment. How are doctors and surgeries going to deal with an increase in patients, let alone the hospitals and in particular the Emergency Departments? Also the surgery nor its current car park is not designed to take on 139 new families.

Equally there is no mention of how Dentists will cope and there are no extra provisions for new hospice or nursing home spaces to be built to take the on extra people in the future

There is no provision in this development for care for the elderly, retirement homes, easy access to shops etc. Your policy states the following:

12.6.2 *Having regard to the age profile of the District, the Council recognises the need to support the provision of continuing care facilities for the elderly which may take the form of any of the following:*

- *Own homes (designed to meet the needs of the elderly)*
- *Sheltered housing*
- *Day care facilities*
- *Nursing homes, and*
- *Specialised care units*

12.6.3 *It is essential that care facilities are located close to community and social facilities in order to ensure that older people can continue to be an integral part of existing communities. Facilities should be easily accessible for residents, employees, visitors and service providers. A travel plan would form an important part of any planning application for care facilities.*

Equally I don't know if any of the new proposed houses are designed in such a way to accommodate disabled people should they wish to live there.

Policy H DM1 - Housing mix states

*The Council will seek a mix of dwelling types.....
.....including properties designed to the Habinteg Wheelchair Design standard.*

For developments of 15 units or more the Council shall require:

b. a minimum of 10% dwellings to be Wheelchair Standard Homes, on suitable sites

No development should be allowed go ahead without these vital services in place to look after the people who are going to live there, let alone the current residents.

OBJECTION NO 14 – NOT ENOUGH SCHOOL PLACES, NEW SCHOOLS AND OVERCROWDING OF EXISTING SCHOOLS

Angmering primary and secondary schools are already overcrowded, with some families having to send their children to different schools in the area as there is no room in Angmering. The same applies to children of different faiths having to go outside Angmering. So with all these extra houses and children how can Angmering schools possibly cope as they currently stand when they can't even cope now.

There is already congestion in Arundel Road causing highway safety issues and there is no safe route to school. Schools are to the north of the village whereas the proposed development is in the south meaning more cars will be taking pupils to school causing even more chaos than ever.

Barratts may be talking about some improvements (via their Section 106 agreement) and the Master Plan even talks about a new school. But extending the existing schools will only exacerbate the current problems on the surrounding rounds where people currently park. A friend of mine lives in the village and often can't get out of her road for half an hour because of the traffic caused by the school run. When she does get out she then hits the congestion at the Station roundabout and then it takes at least a further 20 minutes to get to Littlehampton where she works!

If a new school ever gets built it should be carefully thought about where it is sited and not compromise land used as playing fields/green space etc and have adequate access roads and parking for parents. However, before any development is passed plans money for such improvements should be in place so work on a new school/improvements to existing one can be executed immediately.

Although a school was provided for in the plans for Bramley Green, at the time WSCC said the number of houses (600) did not justify a new school so the promised school was never built. Does this mean that the extra 139 houses planned, if built, would then add to the already built Bramley Green homes and automatically qualify for a new school? Bearing in mind Bramley Green didn't get for more school space, what is the guarantee the schools will be enlarged, replaced or new ones built if there is a new development?

Very importantly will the over congested village cope with the extra traffic during the school runs as not everyone will be able to walk to school? Will road improvements be in place before any building starts? What road safety measures will be in place to protect our children? These issues have to be addressed before any new houses are built.

OBJECTION NO 14 – INADEQUATE WATER SUPPLY, SEWAGE AND DRAINAGE NETWORK

Angmering already have an existing water supply shortage, inadequate drainage and sewer pipes (e.g. collapsing in The Dell) and just cannot, in its present state, support more housing.

Your plan, **Section 7** states in **point 6**:

Sustainable water resources – provision of 'space for water', Sustainable Urban Drainage Systems (SUDS) and other areas that play a role in the sustainable management of water resources

There needs to be an assessment undertaken by Southern Water on the wastewater network capacity of the village, as evidence that the existing sewage network is able to cope - or not – with the predicted increased use resulting from a development of this scale. It appears Angmering is already struggling with the existing network. Until this assessment is complete it is very difficult to say whether Angmering has in fact got the capability to sustain an efficient wastewater network. There is also a survey at Lidsey yet to be carried out. Without these Assessments being carried out building more houses shouldn't even be considered.

OBJECTION NO 15 – PRONE TO FLOODING AND THEREFORE A FLOOD RISK

The Government's recent directive states "*strict tests should be carried out before allowing development on flood risk sites*". As reported in the paper recently following this up Mr Boles issued the following statement:

Mr Gibbs stated that he wished to draw the Council's attention to a recent statement by Nick Boles, Junior Minister for Planning, with regard to National Planning Policy Guidance. This statement had announced that robust guidance is to be issued to local planning authorities ('LPAs') with regard to assessment of flooding risk; LPAs are to apply strict tests in this regard and shall not permit development to proceed where these tests are not met. LPAs are in addition obliged to apply a sequential approach to development and allow this only where flood risk is lowest.

Mr Gibbs stated that Arun District Council's housing allocation policy, as currently outlined, ignores their own flooding risk assessment, and that the recent resubmission of Barratt David Wilson's application A/82/12 for development of land east of Roundstone Lane had again failed to address flood risk. Mr Gibbs stated that in-curtilage soakaways, as proposed in the developers' plans, will not be effective, particularly in view of the fact that this part of the country has had 302% of long-term average rainfall in the preceding few months.

Added to this, I question whether in fact the distance of 20 metres has been adhered to in the planning application which states "Is the development within 20 metres of water, stream etc?". From the road (A280) it looks like the distance from the rife/stream that runs alongside Cow Lane is closer than 20 metres from the edge of the proposed development. Obviously it would have to be measured accurately but it certainly looks less than that distance. Excess water into this stream during severe weather could cause flooding.

No building should even be considered if it is at risk of flooding in any way as proved by the recent flood problems. Surface water is planned to go into main drainage which may not have the capacity in severe conditions to cope which will lead to flooding. Concreting over green fields will reduce the surface area for rain to soak away, increasing problems of flooding and sewage overflow, which shows this site is not sustainable for development.

To substantiate this point the "**Strategic Flood Risk Assessment – Arun District Council – Volume IV – Assessment of Sites of Search – February 2008**", states on **Surface Water Management**:

"Land is generally Greenfield therefore development of the site is likely to lead to increased runoff. Surface water runoff will need to be restricted to the existing rates".

The "**Strategic Flood Risk Assessment – Arun District Council – Volume IV – Assessment of Sites of Search – February 2008**", provides the following assessment for Angmering that both North and South Angmering have "High potential for groundwater flooding". This includes both flooding from the sewers and groundwater flooding, as demonstrated by the flooding in the village this summer.

It also says:

Possible Strategic Solutions: "None identified. Strategic solutions are unlikely to reduce groundwater flood risk. Site specific measures required".

Part of Point 4.35 says: ".....The Arun Strategic Flood Risk Assessment shows that large parts of Arun are already susceptible to flood risk from the sea, rivers, watercourses, groundwater, and other sources, and this will increase with climate change. Care must be taken to ensure that development is not inappropriately located in terms of flood risk, and does not exacerbate flood problems."

These points just back up what Government is saying and identifying that Angmering is a Flood Risk!

Angmering has often suffered serious flooding. Equally with the emergence of climate change the weather is now becoming more unpredictable. The 2012 summer's rain is a good example - it caused massive flooding in the south and particularly Angmering Village and this year's floods have also affected parts of the village. Is this a sign of things to come? If this is the case Angmering will be under severe threat of flooding on a regular basis which makes it totally unsuitable for new Greenfield development.

If you allow this development you are going against this Risk Assessment and suggesting development in Angmering, across an area of predominantly Greenfield land, where the Background Assessment states that probability of groundwater flooding is considered high.

Allowing the proposed scale of development put forward on Greenfield, groundwater emergence sites is likely to lead to an increase in incidents of flooding, by removing the ground's natural capacity to dissipate run-off from the Downs where the water enters at Water Lane.

Obviously flooding this year has been excessive everywhere but measures are in place (SUDS) to prevent this becoming a regular occurrence which would leave previously identified sites, which had recently been dismissed because of the flooding, would become available again and should be reconsidered.

OBJECTION 16 - NO PROVISION FOR CLIMATE CHANGE

Your *Plan Section 7* on climate change is suitably vague and not specific enough to ensure a development has any of these requirements.

Areas that provide for climate change adaptation through more flexible multi-functional approaches to urban and landscape design and management, including urban shading and cooling.

Does this development comply in any way with these very unclear objectives in your policy?

OBJECTION 17 – LACK OF COMMUNITY FACILITIES

Section 14 of your plan, of which there are many points copied below, shows a lot of care and consideration in regard of health, recreation and leisure for the local population. Is the Council sure that this and future developments are contributing to these aspects of your plan?

Health, Recreation & Leisure **point 14.1** of your plan states:

Arun's Local Plan strategic objective for Health, Recreation & Leisure is to:

"Promote strong, well integrated and cohesive communities, through the promotion and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."

14.1.1 *Community facilities in this context include both open spaces and built facilities for recreation, leisure, sport, arts and cultural activities.*

14.1.2 *Open space, outdoor sport and recreation are important in enhancing people's quality of life. These also perform wider roles in helping to build inclusive communities, promoting healthy lifestyles and protecting green spaces. Open space, outdoor sport and recreation facilities include parks and gardens, natural and semi-natural green space, amenity green space, children's and young people's play areas, cemeteries and churchyards, green corridors, civic space, beaches and allotments.*

'Open space' is defined as all open space of public value, including not just land, but also areas of water. Outdoor sport facilities include playing fields, synthetic turf pitches, tennis courts, bowling greens, multi use games areas and ancillary facilities such as pavilions, equipment huts and changing rooms.

14.1.3 *Similarly, indoor sport, arts and cultural facilities play a significant role in developing the social wellbeing of individuals and communities by allowing activities and interests to grow outside the home and the workplace. They also bring people together and help to establish new communities. Recent surveys have shown that existing indoor sport, arts and cultural facilities in Arun are highly valued by local residents. Indoor sport, arts and cultural facilities covers leisure centres, health clubs, indoor swimming pools, theatres, arts centres, galleries, places of worship and other cultural venues.*

14.1.4 *In accordance with the Local Plan's vision and objectives, and surveys of residents, recreation and leisure facilities should be protected and enhanced under Local Plan policy to safeguard their future access and enjoyment.*

Scope of policies

14.1.5 *Leisure and recreation policies have been divided into two areas: open space, outdoor sport and recreation facilities; and indoor sport, arts and cultural facilities.*

14.1.6 *Retail, libraries, outdoor events and village/community halls are outside the scope of this policy.*

Health & wellbeing

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.*
- b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and*
- c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.*

Where new health, recreation and leisure facilities are planned, these shall be located along public transport corridors that are easily accessible to members of the wider community.

Your **Policy Outcomes** say:

14.1.16 *In light of the above the Council requires that:*

New housing development, regardless of size, makes provision for and/or contributes to recreation and leisure facilities. This shall be achieved through a Section 106 Agreement

There is a lot more on this subject in your plan, but rather than paste the whole plan in I would just refer you to the whole of Section 14, which means this whole development needs to be looked at in relation to the plan. This is particularly relevant if the Master Plan were to be considered as all these considerations would have to be taken into account and funding arranged to implement these required measures as part of the planning decision.

Although Angmering does have some of these requirements it needs more to sustain new developments. There appears to be nothing specific in the Barratt's plan to address many of these issues or required facilities, let alone any mention of funding to implement them. Angmering currently needs larger community facilities and more activities and clubs etc to allow the village to thrive and grow without the new development!

139 houses will mean a substantial increase in the number of small children and teenagers in the village so where are they going to go to keep them off the streets and prevent potential criminal activity as they will have nothing to do? Provision for funding or dedicated spaces to incorporate more parks with children's play areas, woods, improved sports facilities, youth clubs, gym facilities or enlarged community halls etc, has not been made.

Lack of provision for any of the above is yet another reason to object to this development as without these new facilities Angmering will not function as an integrated community.

OBJECTION 18 - NO PROVISION FOR ALLOTMENTS

Allotments are ever increasingly popular and allow people to save money by growing their own produce, know it's fresh and can become a family hobby. Communal allotments and gardens are also being encouraged which is great for the community as a whole and something for people to take pride in which just adds to the village spirit.

Your Section 7 of the Plan states in point 5 the following should be part of any new development:

***Productive green environments** - areas that provide opportunities for local sustainable food and fuel production at the local level ('edible landscapes'), including allotments, community orchards, community gardens, urban farms, coppicing of local woodlands.*

There is no provision in this development for any of these things/activities.

OBJECTION 19 - NO EMPLOYMENT IN ANGMERING VILLAGE

Currently there is a lack of local jobs and with VHB's lease running out in 2015 there will be even less work in the village, so if this development was to go ahead where are the people going to find employment I ask?! Well outside the village of course, which means the new residents would all have to commute to their workplace therefore causing even more traffic congestion and pollution through the village spilling onto the neighbouring A259 and A280 causing even more pressure on these already overcrowded roads. Furthermore, if people in the village can't find employment they certainly won't be able to afford the expensive houses.

OBJECTION 20 - DESTRUCTION OF AN EXISTING SENSE OF PLACE

This development will destroy the natural landscape, destroy the character of the village and it will no longer be a high quality environment where people want to live let alone be able to find work.

Section 7 of the plan states on **Sense of Place** in **item number 3**:

The landscape assets and their settings that provide the local character and sense of place and help provide high quality environments in which people want to live and work.

Please don't destroy a thriving, happy, pretty village by creating a isolated housing estate. The chances of new people fitting in with village life is very slim as the people will be living and working outside of the main area of the village and may well not integrate creating a separate village within the village, which is surely not your objective!

OBJECTION 21 – COMPROMISING PEOPLE’S QUALITY OF LIFE

The existing residents' right to a reasonable quality of life will be compromised by this development which is against the ***Government Policy regarding sustainability and the quality of family life.***

OBJECTION 22 – POTENTIAL RISE IN CRIME RATE

More houses creates more risk of crime which in turn will require more funding, obviously paid for in the long run by us, to enable more policing. Why increase this risk?

OBJECTION 22 – NO EVIDENCE OF FUNDING FOR INFRASTRUCTURE

Lastly and most importantly, where is the funding coming from for the required infrastructure to ensure this development could be feasible. There will obviously be Section 106 promises but there is no guarantee they will be enough money to cover everything needed let alone happen at all to create the correct Green Infrastructure required for a development of this size..

Equally, if this is step one of the Master Plan, there is nothing to say there will be enough money, which would have to be coordinated and agreed by the multiple developers (probably an impossible task!), to complete all the necessary improvements to Angmering to create a proper Green Infrastructure.

Surely before any planning permission is given, the financing for infrastructure and development to deliver road improvements, schools, improved doctor and dentist surgeries, water, drainage, sewage and flood prevention etc, should be in place to support any new development otherwise the development is not viable. Currently none of these things are in place and not likely to happen in the foreseeable future which makes it imperative this development does not go ahead.

A Final Note to my Objection

It is quite obvious Barratts have slipped this application in before either the Neighbourhood Plan or the Local Draft Plan have been accepted/adopted hoping it will slip through the system. This development should not even be considered let alone granted planning permission until both the Draft and Neighbourhood plans have been passed and accepted and Arun has a blue print identified for development now and in the future.

Allowing this application to go through will open the flood gates for the other developers involved in the Master Plan to jump on the bandwagon. We now know there are developers lined up in the wings with some applications already in and others waiting to submit further applications for even more developments.

I urge you to take note of my objections and more importantly the Angmering Neighbourhood Plan to ensure the integrity and character of Angmering as a village is not abused by allowing big developers to run roughshod over the people's wishes for their own ends.

Protecting the Greenfield sites and the National Park on the east side of the village along the A280 to maintain a green buffer zone adjacent to the Park is vital to preserve the individual character and identity of Arun's towns and villages. You must avoid over-development at all costs to protect our countryside and not build anywhere just to get your housing numbers up. You, as councillors, should respect the Green Infrastructure Policy and not allow this development to take place.

If Arun is going to take notice of the people who have taken time to respond to your plan and comply with the Localisation Agenda it would be appreciated that they read and digest everyone's objections thoroughly and give them the attention they deserve to see their true worth.

I would further urge you to take note of the people's comments and give the people a chance to be listened to by respecting their wishes. Angmering does not want this development and the Neighbourhood Plan backs this up. This Plan has been developed for a reason and should be thus respected!

This excessive development will destroy the character of this village, create a sprawling village which will erode the countryside and encourage further development, thereby destroying its integrity, character and individuality as a village.

To protect Angmering from overdevelopment and preserve our Green spaces, please refuse this Application. Thank you.

Jackie Walker
Manor Farm House
Ecclesden Lane
Angmering
West Sussex
BN16 4DQ