To: Simon Meecham Esq. Head of Planning Policy & Conservation Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF **(planning@arun.gov.uk)**	From: Iasn R Bull Linkside North Drive Angmering West Sussex BN16 4JJ

Tuesday, 25th March 2014

Dear Mr Meecham

Barratt Homes' Revised Planning Application A/82/12

I object to Barratt Homes' Planning Application, reference A/82/12, to build 139 houses east of Roundstone Lane, Angmering.

To summarise; protecting the natural environment and landscape, using brown field sites for development and preserving the individual character and identity of settlements in Arun, are amongst some of the key aims of the policies set out in Arun District Council's Draft Local Plan.

Diametrically opposed both in the spirit and the aims of the Local Plan is Barratt Homes' Planning Application A/82/12 for a large scale development of 139 houses on a green field site with a high potential for groundwater flooding, in a village with poor road infrastructure and public transport, and overstretched education and health provision, and it is for these reasons, as set out below, that I object to the company's application.

Need: There is no evidence that an additional 139 houses are actually needed given that there are existing, and unsold, new developments elsewhere in Arun District.

Also, Arun District Council's own employment profile indicates that one reflection of the local economy is the below average gross weekly earnings across the District and so begs the question as to the affordability of the proposed development. Even if the jobs existed, or were created, the houses will be unaffordable because of the low wages.

Location: Significant development(s) on green field sites outside the existing built up areas **should only be considered** when available brown field land cannot be developed. The site proposed for the above development does not meet this criterion and so is contrary

to the objective set out at paragraph 3.9 which confirms that the "special qualities of the District natural, built and historic environment will have been protected, and the directive at 13.1.14 of Arun District Council's Draft Local Plan that any proposal that is contrary to this "shall be strongly resisted".

Angmering is at the foot of the South Downs and part of the village is in a conservation area.

Also, were the application, to build on **green field sites outside the existing built up area**, to be approved, it will set a precedent that will have ramifactions not only for Angmering but for also for every other town and village in the District.

Infrastructure: The roads through the village are already at crisis point, with Weavers Hill and Dappers Lane being used as rat runs by traffic from Bramley Green, as is the main route through the village to Arundel; all of which appear to be used in preference to the A280 by-pass. The A259 is also congested.

Any new development will exacerbate the situation as there are no alternative access routes. In addition there are parts of Roundstone Lane that are limited to single vehicle traffic and stretches of the same that have no grass verges let alone pavements – it is actually dangerous to walk a small child to school!

Angmering also has poor public transport facilities; there is one bus an hour, with the last bus running at 6.05 p.m., with no buses on Sundays and Bank Holidays. The distance from the train station to the centre of Angmering is just over a mile.

In consequence, and given that there has been significant housing development in recent years that has further increased the pressure on the roads, the proposed development will have a significant impact on access routes and highways necessitating substantial improvements to the existing road systems as it has been shown that those buying homes in new developments work outside the community and, because of the poor public transport, have to travel by car.

Education & Health: The primary schools are already oversubscribed and so there are insufficient school places available for some local children, who have to travel to schools outside their own community. Children living in any new development may well not be able to attend their local school. Also, the schools are located in the north and west of Angmering and, as commented on above, are not within easy, or safe, walking distance from the proposed new development.

In addition, there is no ready access to tertiary educational facilities because of poor access to public transport.
As with the schools, Angmering's Health Centre is stretched to capacity and it is rarely possible to obtain an appointment within the statutory waiting time.

Flooding: Angmering has a high flood risk with the village flooding approximately once a decade, most recently in June 2012. It is one of the areas in Arun most susceptible to serious flooding, which was acknowledged by the District Council in the report published two years ago, which finding is supported in studies by the Department of the Environment.

However, and with regard to the above planning application what is of greater consequence, is the probability of groundwater flooding in and around Angmering. Strategic flood risk assessments carried out for Arun in 2008 confirmed that there is a high potential for groundwater flooding in the village but no solutions were identified other than to stress the importance of restricting the potential flow to the existing rate.

Yet, the proposed development is located at a groundwater emergence site which will almost inevitably lead to an increase in run-off.

It also seems relevant to note that the ditch running between the A280 and Cow Lane, which latter is a King's Highway), that is supposed to take the run-off from the South Downs is totally inadequate. Most of the water flows down, and out from, Cow Lane with the consequence that the lower sections of the proposed development site were flooded for most of the past winter.

Sewage: There has still been no assessment of sewage capacity in Angmering, which is essential before any planning application is considered given the level of proposed development and current concerns relating to parts of the existing drainage system collapsing. The capacity of the sewage system is already in doubt due to the relatively recent development at Haskins, on the A259, as effluent and other waste that was previously dealt with on site is **now** channelled directly into the main system.

I shall be grateful if you place this note of my objections before the Members of the Planning Committee when they consider this application.