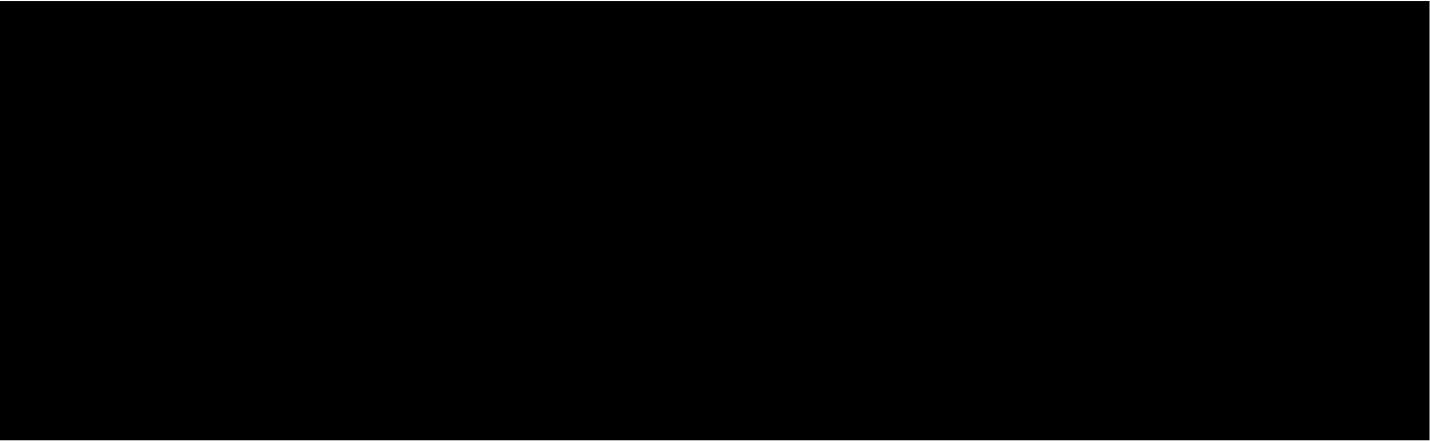




From: Pat Evans [REDACTED]
Sent: 26 March 2014 21:01
To: Planning
Cc: SaveAngmering Village; Nick HERBERT
Subject: Planning Application A/82/12 Barratt David Wilson
Importance: High

Dear Sirs

I write to object to the amended A/81/12 planning application for 139 houses made by Barratt/David Wilson for the site to the east of Roundstone Lane, Angmering.

I believe the amended submission to be a cynical attempt to pressure District and Parish Councils into compliance while both Local and Neighbourhood Plans are still in development.

The NPPF and subsequent instruments of Government attempted to simplify the planning process to the benefit of developers, local communities and the welfare of the countryside. Yet, for this single application there is enough documentation to support a Doctoral Thesis on the pitfalls of planning; the arguments for and against have not changed since the original proposals were made some three or four years ago. This is despite the intervening years, the publication of the , still contested, draft Local Plan, the URS Visioning document and the BDW 'Master Plan', none of which appear to take any notice of the representations of the local community, not only in Angmering but in the adjoining parishes of East Preston, Ferring and Rustington.

I am certain that every one of those writing to you to make clear their objection to this application will have been duplicating and amplifying their original sentiments and my very strong conclusion is that the very need for duplication justifies continued objection.

Changes to the submission, the never-ending construction of the Local Plan, high priced consultancy, still do not persuade the majority of people in the local communities that there is any merit to these proposals to add another high density development to an area already suffering under the weakness of its infrastructure.

Housing Requirements and Type

I cannot find any reason for housing development in Angmering other than to accommodate immigration to the extent that a request is in the public domain that the cascade within the s106 agreement provides an opportunity for those within the National Park to apply for residence in the proposed affordable housing. A confirmation, if you like, that the 39 houses will be for the benefit of other areas since Angmering does not have a need to that extent.

Monitoring of property web sites and of the estate agents situated in the Square indicates that there is a constant turnover of houses within Angmering both south and north of the A259. The new submission reduces the proposal by only 15 houses, and the majority planned are not in the 'affordable' sector and, in fact, now represent less than the 30% specified by the District Council.

Current average price is £328,600 according to the Zoopla web site (which incidentally identifies 42 properties currently on the market). This is beyond the means of most local people who cannot hope to earn enough at local pay rates to buy such houses. The majority of

houses will be 3 bedrooms or above, so excluding people who look for smaller properties, whether younger people who are starting out or older people wishing to downsize. The people buying houses at this price level will not be locally employed and will therefore be predominantly out-commuters, reliant on the transport infrastructure.

Site

Why Greenfield in contradiction to the Local Plan which clearly requires preference to be given to Brownfield? I understand that the Parish Council has identified a number of smaller sites that could be used and meet the Brownfield parameter.

Infrastructure

Every response to the prospect of high density development identifies the need for infrastructure that will serve every part of the village of Angmering.

Roads and paths

Congested roads are evident although traffic surveys suggest queuing times are low and therefore there is no need for improvement. I suggest that there are many other aspects to congestion, not least impatience which can and does lead to dangerous driving. We have only to look at the number of cars using the Water Lane/Station Road route to avoid the single carriageway section of the A259 and get to destinations outside Angmering to see that there is little will to wait.

There is still no Safe Route from Bramley Green to the village centre and the facilities of Primary Schools, shops and Library in the centre and north of the village

Cycle and footpaths are not joined up meaning that there is a requirement to walk or ride on the main roadway.

Transport

Every proposal we see insists that there is adequate transport, a bus service that runs on an hourly schedule, a railway station that provides a route to the major towns and cities and footpaths/cycle paths. However, the URS Visioning document acknowledges that the station 'is not easily accessible on foot or by cycle', walking time being more than 10 minutes and the facilities and schools in the village centre and north require yet more time. All of this indicates that there will be a reliance on cars to get around and out-commute.

I would submit that the bus service is not adequate and will therefore not be used, while a far more frequent service passes the village at an average of 10 minute intervals. This route is not through the village, has no stops that do not require a fairly long walk from the south side so are prohibitively distant for anyone with mobility issues.

The railway station serves every community between Littlehampton and Worthing such that trains at commuting times are overcrowded. Further, car parking is inadequate leading to use of side streets and causing congestion and walking will not be the preferred option.

A Travel Plan is mentioned more than once, with vouchers and a pack to be given to every new occupant to encourage alternatives to car usage. It would be a useful addition the submission to provide statistics to demonstrate how such packs have discouraged car use in other developments.

Water

Floods in the village in July 2012 identified problems with drainage and flood risk and, as a county, Sussex struggles with water supply. Bramley Green required an open soakaway; the Parish Council has a 'flood watch' which includes CCTV on the Black Ditch.

None of the proposals has done more than suggest that there is no real problem and solutions are simple.

Schooling

Everything publicly presented identifies that availability of school places is becoming inadequate but the institution of small developments such as this will allow WSCC to state that there is no requirement to provide a new school just as happened with Bramley Green. Will pupils without local places simply be bussed to other schools or will further car traffic be generated?

Regrettably, in neither the URS Visioning document, nor the 'Master Plan' is there any commitment in concrete terms to the community facilities so strongly stated in the draft Local Plan. This individual development for 139 houses is not of a size to prompt improvement to

infrastructure so we read of a 'potential' new school, of traffic easing measures being outside the scope so that there are only 'potential' improvements to the roads, potential provision of leisure facilities. The 'Master Plan' provided for delivery of the integrated developments although there must be individual planning applications. Will the individual companies take this as a means to complete their sites, take their profits and move on, while claiming that their development is too small to demonstrate need for infrastructure so they do not need to make provision? How does the District Council intend to ensure that this is avoided?

Please be aware that in objecting to this application, I, like many of my neighbours throughout the village, recognise that there is a need for new housing stock to enable communities to grow and to provide for the changing needs of the existing population. I urge the District Council to refuse this application and look to encouraging the establishment of smaller settlements, integrated into the village rather than a high density development grafted on at the edge and isolated by distance from the centre of the village.

Yours faithfully

Patricia Spooner

9 Weavers Hill

Angmering