

[REDACTED]

---

**From:** PAUL BUTCHER [REDACTED]

**Sent:** 26 March 2014 21:21

**Subject:** objections to planning application A/82/12

6 Sycamore Close  
Angmering  
West Sussex  
BN16 4DL

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

26 March 2014

Dear Sir

**Planning Application A/82/12**  
**Barratts' development east of Roundstone Lane**

Please accept this letter as an objection to this Planning Application for the following reasons:-

**1. Infrastructure concerns.**

In most industries, be it building of a house or a computer system, the infrastructure has to be in place before the actual undertaking of the work. I see no reason why the development of a small estate is any different. You would not build a house and then think about how the electricity, sewer piper or water are connected. Why build a small development without first putting in place the required infrastructure, be it roads, schools or medical facilities?

**Roads.** Additional housing has the potential to add hundreds more cars to Angmering's roads, on a basis of two cars per household, which is not unrealistic. Have the council looked at the current road situation within the village? At certain times throughout the day the roads around Arundel Road, Water Lane and Station Road are barely passable. The addition of the proposed housing will undoubtedly add to this congestion. In particular, the Arundel Road, with the increase in school traffic will become a hazard and likely to become gridlocked on a regular basis. Further to this, the main A259 road to the south of the

proposal has recently seen one of the largest garden centre 'supermarkets' being opened and a new ASDA supermarket, both bringing additional traffic to the existing 'pinch point' of two lanes into one. Additional housing in this vicinity will further impact on the strain already present on the A259.

**Medical Facilities.** Within the proposed plans I have not seen any provision for additional medical facilities. Therefore the assumption I draw is that additional strain will be placed on existing medical facilities within the Angmering community. Are there any plans to increase existing facilities, which should be undertaken prior to any further expansion of the village. When will such plans be exposed to the community.

**Schools.** All areas around the existing Angmering schools suffer from severe congestion. This is especially true of the Arundel Road area and is already considered by many to be a highway safety issue. There are also issues within the schools themselves, with local children having to commute outside of the village as children from the wider area, with the correct faith, get priority. Also, many of the existing classes are over crowded within these schools, which impacts on the ability to teach our children coherently. There were promises with the Bramley Green development of a new school, but that didn't happen and this development added a big strain on the schools. Are the council going to tackle this issue as a 'condition of planning' before any development further development takes place in the village or turn another blind eye to the problem. Do we no longer care about our children's future?

## 2. Environmental Concerns

With the recent floods throughout the south of England, flooding is the greatest environmental topic of the moment. The government are looking at what new developments have to provide to combat the issue, and have highlighted several key developments as good examples. I do not see anything in those good examples being considered here. Are the developers and the council willing to underwrite this development if it creates a flooding issue for the surrounding area? Why do we expect the burden to be put on insurance companies for a lack of design considerations?

**Flooding.** Any development increases the risk of flooding through the erosion of 'soak-away' land and the introduction of hard landscaping. In the last few years, Angmering has seen floods in the village centre and on Station Lane and Water Lane. New housing will create more surface water and will cause more damage to local property. Are the council going to tackle this issue or alternatively set up funding for local residents that become victims of 'negligent' development that will result in continued flooding?

**Site location.** There are several issues I have with the site location. Firstly, a large development of this kind will significantly change the geography of the surrounding 'green' area. This will be visible from the newly appointed South Downs National Park as well as surrounding local areas of interest such as the hills to High Downs. Secondly, there could be better use of brown field sites, spread throughout the village to meet the housing needs of the village. Rather than whittle away at the green space, should we not first look at existing spaces that could be better exploited? Has a full environmental impact study been undertaken to establish if there are any significant species within this area, could we see the results?

**Noise and Light Pollution.** During construction there will be the inevitable noise pollution within this area, how will the council compensate the local community or regulate the noise pollution? Could we see your strategy? Going forward, has a survey been conducted into the impact of light pollution this proposed development will bring. Additional house lighting, street lamps and car headlights will all impact the surrounding residents.

Carbon Footprint. New housing, erosion of green space and more importantly the introduction of additional people into the area will result in a large carbon footprint (additional people mean additional resources of all kind). What is your strategy for offsetting this carbon footprint. With sustainability being of high importance to most councils and the government, I assume you have plans to offset the increased carbon footprint of the proposal (in building terms) and the increased carbon footprint caused by the additional people intake. Will any of these plans benefit the Angmering community directly, or will we just be getting the 'negative' side of the deal?

3. **Others.** On top of the above, I also have concerns around:

**Travel.** This development isn't for the local community, so these new residents are likely to be commuters. Is Angmering station going to be expanded to handle the increase in commuters?

**Village Need for housing.** A quick check on Rightmove or a visit to local Estate Agents highlights that there are many houses unsold in this area, where is the need for this new housing. Surely there would be far fewer houses for sale in this area if there was a real need for this development. Looking further afield, the picture is true for much of the Arun area – where is the evidence for the need of this housing coming from as it seems to contradict the actual situation in this area.

**Sustainability.** Is this development in line with government policy on sustainability and a communities right to a reasonable quality of life. If so, how has this been measured and why have I not seen any results of such a measure, being a key stakeholder (I live here!).

Taking all the points above into consideration, I object to this development entirely. In particular I feel any further medium or large scale development in the Angmering area should have conditions of planning applied to those who undertake the first phase of building. These should address the highlighted infrastructure needs before any housing development takes place. Failure to do this will erode the community and place an unsustainable burden on the local roads, schools and village facilities.

I am further concerned that this plan is a 'drip feed' of medium developments around this site. I suspect each one would be of around 150 houses and in its singularity not look too bad to the council. However, 4 or 5 of these (which is not unlikely) would substantially increase the village (up to 800 houses). What are you doing to protect Angmering from this. For instance, Worthing Rugby Club has agreed in principle to go into partnership with Persimmon's for the development of that land into housing. There is likely to be a slow but steady phased increase, each one not addressing the needs of the village.

Yours faithfully

Paul Butcher

cc SAV (Save Angmering Village)

