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ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
27 MAR 2014
ACTION...

*No More Large-Scale Housing Developments*

Email [redacted] Website: www.saveangmering.co.uk/

26th March, 2014

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

Dear Mr Meecham,

Revised Planning Application A/82/12 for 139 houses

I write on behalf of Save Angmering Village (SAV) to **OBJECT** to the above planning application by Barratt David Wilson (Southampton) Ltd, to build 139 houses on land to the east of Roundstone Lane in Angmering.

The reduction of a mere 11 houses to Barratt David Wilson Homes' original application for 150 houses does not alter any of SAV's original objections to this application. I enclose a copy of my letter dated 25th September 2012 together with its enclosures.

Briefly these were:

1. **It is inappropriate to build houses on Grade 1 agricultural land outside the built-up area in Angmering when there are suitable brownfield sites** in the village – and in the District.

2. **The building of a 139 home estate would be directly contrary to the expressed opinion of Angmering residents** – verified by Angmering Parish Council's survey and SAV's own survey.

3. **The proposed development would further erode the character of Angmering village** – there is no proven *local need* for this quantity of houses in Angmering

4. **Protecting the Rural-Urban fringe** – this land acts as a natural buffer between Angmering and the South Downs National Park. To build right up to the edge would encroach upon this area of outstanding natural beauty.

5. **The applicant has not provided any evidence to support the need for, nor the sustainability of, the proposed development** - There are no jobs in Angmering, so people from this estate will have to travel to work, often outside the District. The site has poor pedestrian and cycle links to shops, schools and medical facilities. The railway station is over a mile away and the car will be the main transport used to get anywhere, despite anyone's hopes that walking and cycling will be done instead.

6. **This development will damage the quality of life of existing villagers –** The fumes, traffic and risks to existing residents will negatively affect their quality of life, in contradiction to the EU's statements on people's right to a decent quality of life.

7. **Groundwater and surface water flooding is a real risk to the village –** To concrete over such an expanse of land will have dire consequences not only in Angmering but also in the lower lying communities of East Preston and Ferring. Imagine the havoc created by a flooded and unpassable A259- dualled or not!

   Government planning guidance published earlier this month states:

   *"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....*

   *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 addition to the above, we wish the following points to be considered by ADC. The issues are not solely related to this one application because this application is intertwined with the issues raised below and therefore these cannot be ignored:

A **In order to be sustainable, the Draft Masterplan requires a cohesive development of 6 parcels of land – not just one.** ADC has spent a considerable sum on the so-called 'Masterplan' and it has concluded that, in order to reap any kind of monetary benefit for Arun (not, I must point out, any benefit for Angmering) then the entire area east of Roundstone Lane must be developed as one. Not piecemeal portions of it, which will not bring any large sum of money sufficient to carry out partial upgrading of the much needed infrastructure. If ADC approve A/82/12 in isolation it would not be acting in the best interests for the District. Contrary to 'normal' procedure of assessing an application in isolation, ADC must, on this occasion take into consideration the other live applications A/122/12 and A/135/12 (for a total of another 233 homes), plus the possibility of another 200 homes on the Worthing Rugby Club site.

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B **There is no local need for 580hpa in Arun. This would be for immigrants who will out-commute putting strain on Arun's creaking infrastucture.** The Villages Action Group for Barnham / Eastergate / Westergate (VAG) have researched and submitted documents to ADC which you choose to ignore. This could be a very unwise move on ADC's part, and SAV and VAG both feel that ADC should have that information looked at in detail, not just dismissed. VAG's research indicates that there is definitely no need for the 580hpa figure. Without the need for such a high figure, development of this size in Angmering and elsewhere in the District is not needed.

C **The link road from Roundstone Lane to the A280 must not be dismissed purely on grounds of cost.** The dualling of the A259 will not be the 'wonder solution' ADC appear to think it will be. Certainly not to the existing residents of Angmering, nor, if this application succeeds, to the drivers of the 200-250 extra cars generated by BDWH's development. If 600 new homes appear that figure could increase to another 1,000+ new cars in total. All of these drivers will not be able to turn onto the A259 with its non-stop traffic, whether dualled or not.

The Infrastructure Development Plan (IDP) report indicates that the upgrades to the A259 are required regardless of any development in Angmering, and that development in Angmering would need the programme to be brought forward for dualling between the Roundstone Lane roundabout and the A280. Also, the Strategic Transport Study indicates that the dualling would benefit a number of the Strategic Development sites including Angmering and West Bank.

Dualling of the A259 is needed to benefit the whole of Arun. The benefit to Angmering is from a link road from Roundstone Lane to the A280.

D **Location of playing fields is another aspect of the 'Masterplan' which has yet to be addressed satisfactorily.** To locate playing fields for the development east of Roundstone Lane over one and a half miles away to the north of the village, via non-pavemented roads, and the very busy Arundel Road is ludicrous. Playing fields need to be incorporated in such a large development – ONSITE.

To approve A/82/12 would mean that the other developers will have to cut their profits and include playing fields for the whole area. This will not go down well with them.

By hopping in first, "threatening" ADC with an Appeal, BDWH hope to get this application rushed through, getting the maximum profit from all housing (without playing fields), possibly resulting in the other developers pulling out because of reduced profits (since playing fields will take up the space of lucrative houses). Where will ADC's hoped-for funds for infrastructure come from then, when it is too late?

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E **This application is outside the built-up area.** ADC has already refused application A/134/13 as being outside the built-up area. There are plans afoot for development of parcels of land outside the built-up area to the north and south of Water Lane, which could result in hundreds more houses. To approve A/82/12 would set a precedent which could result in the ruin of Angmering Village as we know it.

F **Angmering's Neighbourhood Plan is in its final stages.** To ignore the residents' wishes with regard to the issues of development goes against everything the Neighbourhood Plan stands for.

G **The Local Plan is needed, yes. But it must be the RIGHT Local Plan, not one rushed through just because one is needed!** The other sites in the District have not been properly explored on grounds of cost and time. Was this wise, bearing in mind any incorrect decisions with regard to the choice of sites will be irreversible once built?

To reiterate:

In summary, SAV believe that Barratt David Wilson (Southampton) Ltd's proposed housing development is clearly unsustainable, does not support any demonstrable housing need (either in the village of Angmering, or in the immediate local area), has issues of landscape sensitivity, and removes the opportunity identified in the emerging Local Plan to enhance the strip of land east of Roundstone Lane to the benefit of the local community. As such, it is SAV's view that this application should be rejected.

SAV respectfully ask that Arun District Council take all of the above comments into account when considering this application, and REJECT application A/82/12.

Yours sincerely

[redacted]

Sue Ware
SAV (Save Angmering Village) Co-Founder SAV

Encl.