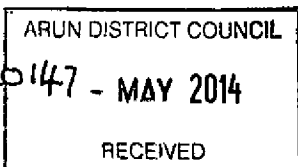


16. Surgefield Close
Angmering

W. Sussex

BN16 4LS

5th May 2014 - MAY 2014



Dear Sir

Objection to Planning Applications A/82/12
A/135/12, A/122/12 & A/15/14 OUT.

I object to the building of 600+ houses in
Angmering on several counts

1. Lack of infrastructure - water, gas etc
2. Density of traffic
3. Need for more schools
4. Medical facilities
5. Better access to + from A259
6. Need for the A259 to become totally
dual carriageway

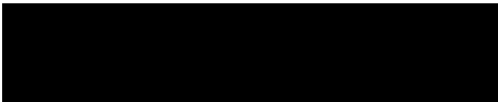
While ADC is quite happy to have a large
influx of complete strangers to the village,
an application for a small sheltered housing
unit in Dappers Lane has been refused

PTO

Thus means that some older people who would like to stay the village they know will be forced to move.

ADC has spent thousands of pounds on consultations about development in the area, but still ignores what local people want. I suppose when you have a councillor & local Mayor who does not even live in the area but resides in Aldershot, & another local councillor who spends her winters in Florida it is not surprising that ADC makes such a total mess of things!

Yours



A/135/12

A/122/12

A/82/12

7/5/14

Cressingham Cottage
Weavers Hill

Angmering

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT

07 MAY 2014

ACTION...

Dear Sir,

I am writing to object most strongly about the proposed development of 600 houses in Angmering Village

This will completely change the beauty & life style of the village due to overcrowding & poor infrastructure. The roads particularly around Weavers Hill

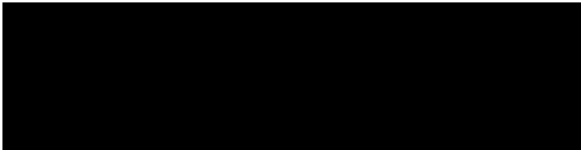
are very narrow, & dangerous, & already struggle to cope, let alone with hundreds more cars trying to get in & out of the village. The A249

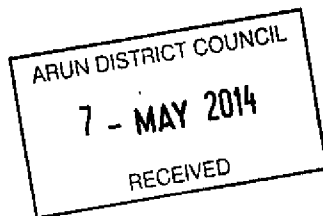
is already grid lock.

I am very disappointed that our councillors did not stand up for the protection of our village. They are supposed to be supporters of the views of the residents.

You know that this massive development will ruin our village & trust that you will see sense to stop it now.

Yours Faithfully





Leonora Enking
12 Clarence Drive
East Preston
West Sussex BN16 1EH

5/05/14

With particular reference to Manor Nursery OUTLINE application for 32 houses A/51/14/OUT, but inclusive of the entire proposal of 600 new houses in Angmering Village.

I cannot possibly support these proposals. My objections are from two points of view – personal, and the “bigger picture”.

Let's deal with the personal ones first. I used to work at Freshacres Nursery, until it was swallowed up by Bramley Green. After a few years juggling seasonal work, I got a job at Manor Nursery, but now I stand to lose that too. In fact, nine of us stand to lose our jobs. None of us want this. Jobs are not easy to find in this area anymore, especially in horticulture – my field of training, as a botanist. I am now entering an age group where I am considered unemployable, yet I am several years off retirement.

I gave up running a car several years ago because the expense became unjustifiable, and because driving in this traffic choked region has become a total nightmare. I'm also doing my bit for the environment, but it does restrict me to local employment, within walking distance of East Preston.
And ... hey ... I actually like my job! We all do.

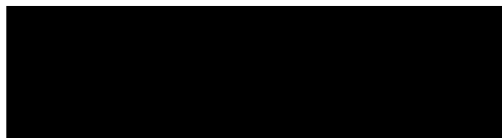
But my opposition is not all subjective. Manor Nursery and its coffee shop are important to the community. The village wants us to stay. Many of our customers are elderly – many do not drive. Where would they go for a coffee and a chat if the village becomes a suburban sprawl? Who will greet them by name? Who will notice when they fail to appear as usual, and will then make enquiries as to their welfare? Who will care?

Moving on to the bigger picture – there are just too many people in too small an area. The roads are already one long traffic jam, morning and evening, and quite a lot of the day. The local services are already groaning under the weight of people. There is nowhere to go – open fields and countryside are being swallowed up by the relentless concrete jungle, and all the problems that it brings. Where will all these people work? There aren't enough jobs for the people who already live here.

And ... what about local history? What about the ghost of the monk who walks silently from Ecclesden Manor, down Cow Lane, disappearing off into the ether along Roundstone Lane ... where will he walk when his path is blocked by houses ...

Keep Angmering village just that – a charming English village – with its local characters, its rural customs, and its unique history. Suburbia has absolutely NO place here.

Yours faithfully,
Leonora Enking

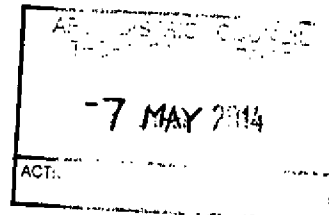


(that's before I become yet another nameless, faceless statistic of “progress” ...)



Linkside North Drive Angmering West Sussex BN16 4JJ

Karl Roberts Esq.
Assistant Director Planning & Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Monday 5th May 2014

Dear Mr Roberts

J V Plants - Planning Application A/135/12
Barratt Homes' Planning Application A/82/12 &
West End Property LLP - Outline Planning Application A/122/12

Thank you for your letters of 23rd April and, in relation to both the meeting of the Special Development Control Committee on 8th May and also the revised planning application by J V Plants, reference A/135/12, to build 36 houses east of Roundstone Lane, I shall be grateful if you will place the following note of my objections before the Committee for their consideration.

Need: In the context of the three applications to be considered on 8th May there is no evidence that 36 houses, let alone 370, 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 gross weekly earnings across the District are below the national average and so begs the question as to the affordability of the proposed development(s) as, even if the jobs existed, or were created, even the affordable houses will still be unaffordable.

Location: A significant part Angmering Parish falls within the South Downs National Park and the built up area is at the foot of the South Downs and part of which is in a conservation area.

According to the extant draft of Arun District Council's Draft

Local Plan to which I have access, 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(s) proposed for the above development(s) 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 that any proposal contrary to this "shall be strongly resisted".

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 ramifications not only for Angmering but for also for every other town and village in the District.

Infrastructure:

Traffic through the village is now heavy and constant, with Station Road, Weavers Hill and Dappers Lane being used not only as rat runs by traffic from Bramley Green, but also as an alternative to using the A259 to access the A280 by-pass because the A259 is congested following the expansion of Haskins and the opening of a supermarket(s). The situation is further compounded by:

- the lack of a link road to the A280 from Roundstone Lane;
- the financial shortfall to pay for the proposed work on the A259; and
- undefined traffic calming measures proposed for Weavers Hill and Cumberland Road which will not address the ever increasing volume of traffic through the village.

Angmering has poor accessibility to public transport; 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. It has been shown that those buying homes in new development(s) work outside the community and, because of the poor public transport, have to travel by car.

Given that there has already been significant housing development in recent years that has further increased the pressure on the roads, if the proposed application(s) are granted the proposed development(s) will have a significant impact on access routes and highways necessitating substantial improvements, the funding of which is not in the control of the Council even if the developer(s) build enough houses to trigger their potential liability.

In and around Angmering there are significant areas of land that have already been 'banked' by developers and it would seem

reasonable that not only should planning applications in respect of these lands be included in the strategic allocation but also that no applications be considered for 'new site(s)' until existing land banks have been used.

**Education &
Health:**

The primary schools are already oversubscribed and so there are insufficient school places available for some local children, who already have to travel to schools outside their own community.

A new primary school will be essential as, in addition to the existing schools being oversubscribed, they are located in the north and west of Angmering and are not within easy, or safe, walking distance from Roundstone Lane.

However, as with the potential costs of the necessary roadworks, there is no guarantee that the developer(s) will build enough houses to trigger their potential liability. In any event the Council has no direct control over the provision of school places, there is already a financial shortfall of £1.3 million and there is no guarantee that reducing the number of affordable housing by 10% will increase the developer(s) contribution towards a new school.

As with the schools, Angmering's Health Centre would appear to be stretched to capacity as it is rarely possible to obtain a timely appointment.

The same comments regarding financing the improvement in infrastructure and access to education apply to health, which lack will not be addressed by funding one full time doctor, staff and redesigning the surgery.

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 an earlier report, which finding is supported in studies by the Department of the Environment.

However, and with regard to the above 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 application(s) relate to proposed development(s) that are to be located near groundwater emergence sites which will almost

inevitably lead to an increase in run-off. As there appears to be a high probability of increased rainfall in future winters (it is now May and the ground water level remains high so that even one heavy shower floods parts of Station Road and the southern end of the proposed development site(s)) which problem will not be solved by the installation of 'public art' or paving Honey Lane.

Sewage: There has been no assessment of sewage capacity in Angmering, which is essential before any planning application is considered given the level of the 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 effect of the 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.

For the reasons set out above, the said application(s) are neither sustainable nor reasonable and it is my view that they should be refused.

Yours truly

A black rectangular box redacting the signature of Brenda C Shaw.

Brenda C Shaw

cc: Angmering Parish Council
'Save Angmering Village'