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**1 Birch Close
Angmering
West Sussex BN16 4HB**

ARUN DISTRICT COUNCIL

4 - SEP 2012

RECEIVED

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

September 1st 2012

Dear sirs

**Planning application Barratt's A/82/12 150 houses East of Roundstone Lane
Angmering West Sussex**

I am writing to object strongly to Barratt's planning application to build 150 homes in Angmering as detailed in the above application.

There are many sound reasons for opposing this, and other potential planning applications that are being proposed for Angmering, now and in future years. The district plan would appear to be flawed and does not take into account the lack of infrastructure in and around the village.

My grounds for objecting to this development are based on the following:

- Arun should not decide on this application until their own draft plan and Angmering's draft Neighbourhood Plan are finalised.
- Concreting over green fields will reduce the surface area for rain to soak away. There is an existing shortage for water supplies. Drainage and sewers are inadequate as we have experienced in the Dell area of Angmering.
- Lack of adequate buses to service within Arun and Adur.
- Roundstone Lane queues, A259 single carriageway is a serious bottleneck, lanes through the village are inadequate, traffic speeds are excessive, lack of parking, heavy traffic causing damage to buildings in the conservation area.
- Schools: Arundel Road congestion, highway safety issue, no safe route to school, overcrowded classes. Schools are in the north of the village whereas the proposed housing development is in the south- meaning more cars taking pupils to school. Angmering grew by 27% when Bramley Green (600 houses) was built. The promised new school was never built
- People buying these houses will not be Angmering people on local wages. Are there sufficient jobs for these people and even if local jobs were created, the wages would not be high enough to pay the huge mortgages, the people would have to out-commute.
- Commuters' increased use of roads, more emissions from cars, is not in line with government plans and train services, station car park full already and overflow parking in Downsway (reduces road to a single lane- hazardous)

- The medical facilities will become overstretched and we will wait even longer for appointments at surgeries and hospitals.
- There remains new and existing houses in the Arun area for sale; so why build more houses?

I trust this planning application will be refused and that Arun's planners will take into account the views expressed by those who live in Angmering Village. There is significant risk of the village being evolved into a town and its character being destroyed with each existing resident being unavoidably affected.

Yours faithfully

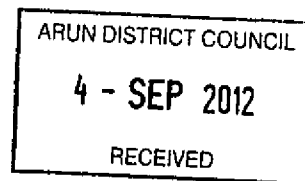


Richard Hance

cc to

Nick Herbert MP
Angmering Parish Council
Save Angmering

The Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN 17 5LF



1st September, 2012

Dear Sir / Madam, **Objection to Planning Application – Barratts – Ref A/82 /12**

I am registering my Objection to the application by Barretts for houses in Angmering. I understood from previous information that you saw a need for only a relatively small number of new homes in Angmering over a number of years. I am very concerned that suddenly, the number has got from circa 100 to now 490 and rising? Where is the need demonstrated?

Whilst this Application is for 150 homes, your Draft Local Plan notes 490 in the same narrow strip of land so this one is simply seen as the thin edge of the wedge.

I feel convinced that the developers are setting your agenda rather than the reverse. As a corporate body you should be developing your strategies without undue influence and yet the property developers and landowners all seem to have developed their plans for new housing and all in the same area of Angmering Village. Surprising? I make no apologies for being cynical but how come they have all run to the same honeypot unless they perhaps have had nods and winks from you? Developers always talk to a Council first - they don't spend thousands of pounds without doing their homework.

It is possible that your weakness to resist overtures and not develop a properly argued and coherent planning strategy supported by democratic local consultation with the Parish Councils and others has caused you to use the developers and landowners to guide you.

Your Draft Local Plan states that brownfield rather than greenfield sites are preferred yet ignores that principle when it suits you.

It is appreciated that housing is an important issue and that some local expansion is required but there seems to have been a mad rush for major development in Angmering. The Local Plan housing plans seem fixated on Angmering Village and other sites appear to have been barely addressed.

A far more open, democratic and thoughtful process is essential to consider all options.

I have some experience in strategic planning and you don't home-in until you have examined broad plans first and explored and evaluated options in a structured, transparent and unbiased process. The Local Plan seems to have pounced on a single solution without a proper examination of all other options.

There are a number of issues as well which I feel have not been addressed such as the inadequacy of local roads, school and health facilities.

Any development must be supported by adequate and sustainable agreements such as Section 106s. So often, the onus is placed on other bodies then everyone steps away and each blames the other so locals get the development without the infrastructure and sustainability. The proposed widening of the A259 some years ago is an example where I understand promised action failed.

The Government has set a policy of sustainability and quality but this has appears to have been set aside here.

I look forward to seeing the Neighbourhood Plan and the Parish Council's response to your Local Plan and will write again.

It is absolutely essential that you do not decide on this Application until your own Local Plan has been consulted upon properly with input from all the Parish Councils and with receipt of our Neighbourhood Plan. To have issued your Draft without the barest of consultation and over the holiday period shows a shameful disregard for the democratic process.

You

David Silver
'Bluebells',
11, Foxwood Avenue,
Angmering,
West Sussex,
BN16 4FU

CC
Angmering Parish Council,
The Corner House,
Angmering,
BN16 4EA

The Rt Hon Nick Herbert, Member of Parliament,
House of Commons, London,
SW1 0AA

Save Angmering Village,
3, Cumberland Road,
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Save Angmering Village,
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