ARUN DISTRICT COUNCIL
11 SEP 2012
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2 The Chantrelles
Angmering
West Sussex
BN16 4GR

8th September 2012

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

Dear Sirs,

**Planning Application A/82/12 (150 houses east of Roundstone Lane)**

I wish to object to the Planning Application A/82/12 as detailed below, and wish the planning committee to take into account all of the objections and recommendations I am putting forward.

| Ref | Subject | Detail/Description of Objection |
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| 1 | **Greenfield Policy** | This proposal suggests large scale development on a Greenfield site. ADC's draft Local Plan for 2013 to 2028 that residents are currently invited to comment on, clearly suggests that Greenfield sites should only be used for development when there are no alternatives that meet the local need. There are many alternative "Brown Field" sites in Angmering that will meet the local need, and many alternative sites in the area that will meet the district need (e.g. Ford Aerodrome) |
| 2 | **Current Building Zone** | This development as proposed, falls outside the current Angmering building development area which runs to the end of 2012, and should be rejected on this basis. |
| 3 | **South Downs National Park** | The site is adjacent to the South Downs National Park. Development of this site will compromise the National Park Boundary View, as it creates a very hard edge from the National Park to Angmering Village. For example, when viewing from the National Park:<br><br>**Today**<br>Main Road<br>Trees<br>Grassland<br>Trees<br>Grassland<br>Hedgerow<br>Local Road<br>Housing<br><br>**Proposed**<br>Main Road<br>Trees<br>Housing |

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| 4 | **Precedent** | Approving this application would create a precedent for the building of more properties on land to the east of Roundstone Lane. A figure of 600 has been suggested. This is fact. Worthing Rugby Club and VHB are already publicly in talks with potential developers, and the application party, has already been consulting residents on proposals to build properties adjacent to the land contained in this application. All the concerns raised in this objection are only heighted by the prospect of further non-sustainable development. |
| 5 | **District Housing Targets** | Angmering has made significant contributions to new housing in the Arun area over the last 30 years, and over the last 10 years has contributed around 700 houses. In the last 10 years the village has increased by around 28% and the local infrastructure is viewed by residents to be at capacity in real terms. |
| 6 | **Views of the residents** | In village surveys conducted by Angmering Parish Council and the Save Angmering Village (SAV) group during 2012, the residents of Angmering have made it abundantly clear that they do not wish for, or see the need for, more than 100 new dwellings in the Parish between now and 2028.<br><br>From the SAV referendum, the response from 99.69% of responders was that they did not want to see any further large scale housing developments in Angmering.<br><br>Similar responses have been obtained through other media and Parish Council activity. |
| 7 | **Need for Housing** | There is no local need for housing in Angmering.<br><br>Angmering's current need formally results from 7 cases where really urgent housing is currently required by Angmering residents (i.e. Arun Category A), and only a total of 21 cases in the wider Categories A & B.<br><br>This need can be achieved by building on existing Brown Field sites within the current building development area.<br><br>It is clear that a single new development of 150 or more houses is not needed in Angmering. |
| 8 | **Community Lead Plan – Principles and Aims** | In January this year, the Prime Minister clearly stated:<br><br>*"Our vision is one where we give communities much more say, much more control. The fear people have in villages is the great big housing estate being plonked down from above. Our reforms will make it easier for communities to say 'we are not going to have a big plonking housing estate landing next to the village, but we would like 10,20,30 extra* |

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| | | *houses and we would like them built in this way, to be built for local people'."*<br><br>Quite clearly through the surveys and referendum, the community of Angmering have said that they do not want, or need to "have a big plonking housing estate landing next to the village" [or in this case in the village].....but they have said they would like up to 100 houses over the next 15 years or so. The community of Angmering is very much in line with the Government's objectives, and it would call into question/challenge the validity of the whole Parish and District Community Lead Plans should this proposed application be allowed to proceed further. |
| 9 | **Alignment to the Community Lead Plan** | The UK Government, through the introduction of the Community Lead Local Plan initiative, have made it clear that local communities should decide on their housing needs.<br><br>While it is recognised the Local Plans are still in consultation stage, given the scale of this application, and the resulting precedent, it is vital that ADC take a responsible position in how this application aligns with the likely Plan for Angmering Parish.<br><br>The local community have spoken. They wish housing development in Angmering to continue, on a small, sustainable scale to meet the needs of Angmering.<br><br>ADC need to listen to the residents of Angmering, as a failure to do so, can only demonstrate that the Government Initiative of a community lead plan has failed to deliver change. |
| 10 | **Roads (main)** | The A259 through the parish of Angmering is widely recognised as a problem. It is inconceivable that ADC would consider it to be acceptable to put further pressure on the A259.<br><br>Much has been talked about locally about dualing the A259 through the area covered in this proposal.<br><br>This will not serve the community of Angmering, only those passing through it. I believe it will have a negative effect on Angmering residents, as large volumes of fast flowing traffic (at multiple points of the day and weekends [not just rush hour]), will make it very difficult for residents to leave Angmering by the A259 roundabouts.<br><br>I request that any part of this application must include a full feasibility on the impact on the A259 connections to the entire parish. |

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| **11** | **Roads (local)** | This proposal will have a negative impact on local roads in the village.<br><br>High Street Hill is a bus route, and currently difficult to navigate. This application will increase the impact in that area. I request that a full feasibility must be carried out to look at alternative bus routes, or traffic restrictions for Station Road, High Street and Weavers Hill prior to progressing this application further. |
| **12** | **Roads (Roundstone Lane)** | The application proposes an entrance on Roundstone Lane, but does not detail how the junction will work. The area concerned is currently a "Build Out" traffic calming measure.<br><br>The road at this point up to Weavers Hill is narrow, and is difficult for a Car and Bus to pass side-by-side. This application makes no recommendation or commitment on how they seek to address this issue.<br><br>Additionally the road is so narrow, that cyclists often use the footpath, impacting pedestrian safety and potentially collisions with residents entering/exiting The Chantrelles. This proposal will increase pedestrian and cyclists through this narrow area, yet makes no recommendation or commitment on how they seek to address this issue.<br><br>Clearly by definition, the traffic calming measure was put in to control traffic, and this proposal seeks to increase traffic on this road.<br><br>The only sensible recommendation for access for this proposal would be access from the Angmering By-Pass. |
| **13** | **Water Capture** | Earlier this year, the UK suffered it's driest period on record, with drought restriction being put in place, and emergency measures being drafted up by Government. Protecting Green Field sites is of paramount importance in the South East to enable the capture of surface water. |
| **14** | **Flooding** | Angmering is an area which historically has been subject to flooding. In June this year, water from the higher land arrived in torrents in the village centre after heavy rain causing severe flooding to buildings in Water Lane, The Square, and Station Road. This was **not an isolated instance** and is likely to become more frequent as land is built on.<br><br>The site on which the Applicant wishes to build is clay soil. Page 4 of the Wilson Bailey Report - part of the Applicant's proposal - suggests that there are drainage problems there and states that, at the time of their investigations, there was "perched water across the site". |

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| | | Building on such a site with poor drainage can only worsen the potential flood risk to the village. Therefore I request that a full feasibility must be carried out to look at the potential risk this application would place on the residents of Angmering before proceeding any further. |
| **15** | **Archaeology** | Angmering Village has a are rich archaeology, as past developments and building of the Angmering Bypass proved.<br><br>It is therefore highly unlikely that there would be no archaeological information contained within the site and this is recognised as, the archaeological report submitted by the Applicant states that there is likely to be Roman remains on the site.<br><br>The Applicant appears to be in breach of policy as it appears to have made no proposals for archaeological investigations. ADC Policy Area 17 clearly states:<br>*"Where the presence of archaeological remains is known or suspected:*<br>*(i) the applicant must arrange for archaeological assessment of the site to be carried out before planning application is determined;"* |
| **16** | **Parking (Roundstone Lane)** | Often there is illegal parking in the North part of Roundstone Lane. This application will increase the likelihood of further increases in this problem, and also with greater traffic levels will be a heightened threat to the safety of the bus route. |
| **17** | **Pedestrian Access to Village** | Pedestrian access to local facilities located in the village and their corresponding safety must be paramount in any application. I can find no reference in how the applicant seeks to mitigate the substantial risks pedestrians face on getting along High Street and into the village centre.<br><br>Pedestrians at the "top of the hill" are required to zig/zag through parked cars and across the road at an elongated angle putting themselves at considerable risks as vehicles and buses power up a steep hill and round a partially blind corner. |
| **18** | **Roundstone Lane and Nursery Road Junction** | This junction is on a bend, and dangerous to navigate when making a Northbound Turning. Busses turning through often navigate causing danger and distraction to other road users. An increase of traffic from the proposed 150 homes would likely increase this risk further.<br><br>If you assume 1.5 cars per house (not unreasonable considering the number of 4 bedroom houses – it could be over 2) and on average an individual passes through the junction 3 times per day, that equates to an additional 675 cars passing through the junction per day, |

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| | | adding a significant risk to drivers, pedestrians, and people on public transport. |
| **19** | **Roundstone Lane and A259 junction** | Traffic already queues up Roundstone Lane at all times of the day. I request that significant consideration as part of this proposal is made to widening the access onto the roundabout to enable Westbound traffic to enter the roundabout in parallel to those wishing to go East. |
| **20** | **Local Schools** | Angmering's primary school is widely regarded as full and some children from Angmering already have to go to school in other villages some miles away. WSCC have already ruled out building another school in Angmering even when consulted by the applicant when they were proposing 300 houses earlier in 2012. Given the design of the proposed houses I would be anticipate that around 250 additional children would be needing schooling. Most of these children would have to find a school place many miles away – that is at odds with improving the standard of life which ADC states in its draft Local Plan that it is trying to achieve.<br><br>Additionally, if substantial new housing were to be built east of Roundstone Lane, and some children were able to obtain a place in one of the two primary faith schools, they would have to traverse the dangerous village centre – also a distance of some 1½ miles. There is currently difficulty in establishing "safer routes to schools" in the parish and some routes have narrow paths or non-existent paths., as highlighted in objection Ref 17 above. |
| **21** | **Doctors / Medical** | The Angmering Medical Centre, whilst recently built in response to the needs resulting from the Bramley Green development, is clearly at capacity. I as a user of that facility already have to wait around 4 days for a standard Doctor's appointment. A further 150 houses are likely to generate upwards of 450 additional people using that facility, thereby worsening the service for existing residents. |
| **22** | **Vegetation** | The site plan shows many "Artists impressions" however, makes no formal commitment to the level of planting of trees and other greenery that should be in place to mask this development from the North end of Roundstone Lane, in a similar manner to the Weavers Ring development in the 1970's. |
| **23** | **Street Lighting** | I can find no evidence in the application on how the street lighting will be incorporated to sympathetically blend into the village fabric, with particular note to the specific lighting that is contained in the North Area of Roundstone Lane. |
| **24** | **Building Materials** | The "Artists Impressions" within the proposal seek to show building materials to be used would be sympathetic with the local area, which is principally brick and flint. However the "Facing Materials" document |

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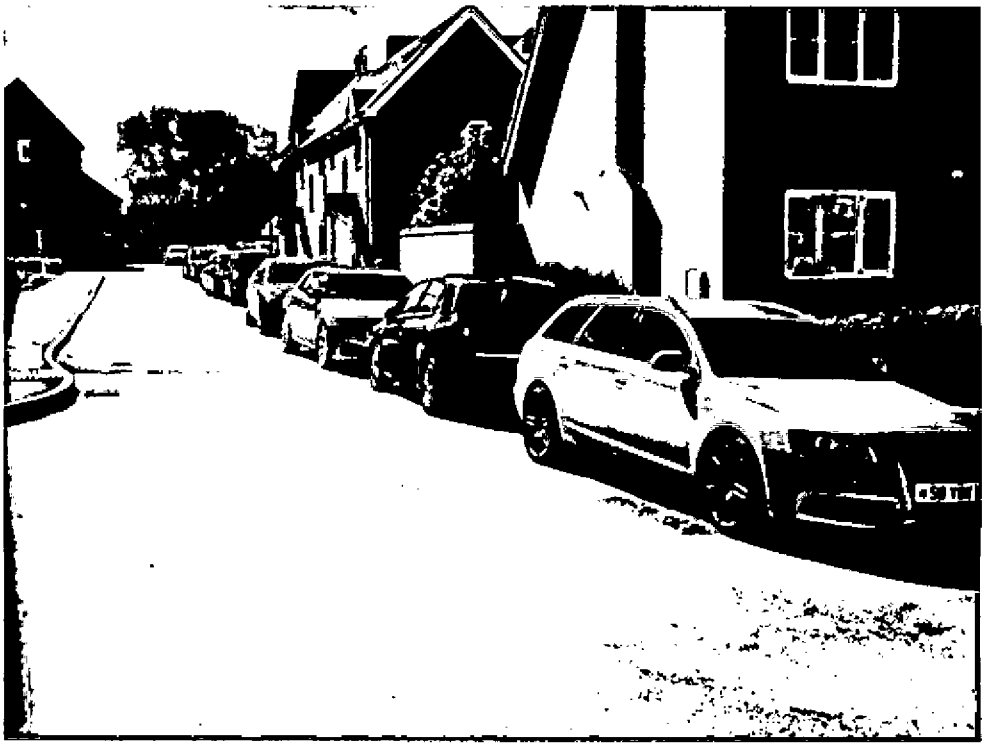
| | | submitted does not include flint as a material to be used, that would undermine the successful integration of these properties into the local surroundings |
| **25** | **Parking** | Whilst the application may be within suggested official guidelines for parking, the reality of requirements for residents is often far removed.<br><br>It would appear that less than 50% of the properties would have a garage, and in addition, it is likely that the majority of garages would be used for storage. Taking into account the proposed property types, an average of 1.75 cars per house would not be unreasonable, resulting in 260 cars in the development area. It is quite conceivable that there would be in excess of 100 cars parked on the narrow roads, blighting the area for residents, and proving a danger for road users and pedestrians alike.<br><br>The recent development in Littlehampton below, is a prime example of the reality of car use, and the impact it has once developments move from the "impression" into reality:<br><br>  <br>Oliver Acre in Littlehampton [Primary through Road!] |

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| | | <br>Oliver Acre in Littlehampton<br> <br>Hollist Chase, Littlehampton |
| **26** | **Recreational 'Green' space** | On the plan for the proposed development, recreational space has been provided. However, in reality the space is narrow and its edges only about 7 metres or less away from housing. In terms of scale it appears to have "ticked a box for green land vs concrete" but when you dig deeper into the likely side of the green space, it is too poor to be of any real use.<br><br>This is likely to be only adequate for small children. No provision has been given to the requirements of older children and teenagers, that typically |

demand a space like the one off Oliver Acre in Littlehampton below:

In recognition of all my references above I request that you take these comments into account when considering this application, which like many residents of Angmering, I consider wholly inappropriate, and not in alignment with core Government Policy.

Yours faithfully,

[redacted]

Philip Rogers-Davis

cc Angmering Parish Council
cc Mr N Herbert, MP
cc Save Angmering Village