

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:34
To: Planning.Responses
Subject: FW: Barratts

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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Save the environment - think before you print.

From: Wendy Sutton [REDACTED]
Sent: 23 September 2012 17:27
To: Planning
Cc: [REDACTED]
Subject: Barratts

30 Mill Rd Ave Angmering, BN 16 4 HS 23 Sept 2012

The Planning Department

Arun District Council

Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF

Dear Sir

Planning Application A/82/12

Barratts' 150 houses east of Roundstone Lane

I object to this Planning Application for the following reasons:-

The village cannot cope with more people moving here, as the schools, primary and secondary, have no spare capacity, similarly for the Medical Centre. Our narrow roads, such as Roundstone Lane, cannot cope with any more traffic, and where are the employment opportunities in this village.? Many more cars will be driving out of the village in rush hour to take children to school, parents to work.

I would prefer to see a limited number of affordable homes sprinkled round the village in small clusters.

Yours faithfully,

MW Sutton Mrs

Original
CC N. H. B. 100-100
15 AV

БНІБ 4211.

ARUN DISTRICT COUNCIL
24 SEP 2012
RECEIVED.

To Arun District Council

Dear Sirs

I write to object most strongly to the

following reasons,

We are constantly being told that converting over green fields increases the risk of flooding, prevents collecting & storage of water thus increasing the likelihood of drought - we have all had experience of both in the last few years.

The existing infrastructure and services are barely sufficient for those who live here already and would be totally INADEQUATE were the population to increase.

The amount of traffic on the roads is already overwhelming - especially at morning & evening rush hours. Parking & attempts at traffic calming present problems. I have witnessed several 'near miss' head on collisions in the short time I have lived here.

Schools and Doctors surgeries do not have the ability to take in any more pupils or patients.

I am wondering WHY builders or anyone, sees a need for more houses - drive around - you will see lots of houses up for sale. They seem to be changing hands quite quickly, plenty are available

Many people in this area, like me

retired to Angmering VILLAGE because it is a
Village not a big bustling Town. We came for
a slightly slower pace of life, more peace &
tranquility and to get away from the very
crowding we are now being threatened with here.

There are plenty of big towns up &
down our land - we must try to preserve
~~some~~ village surrounded by rural areas.

Yours faithfully



Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:28
To: Planning.Responses
Subject: FW: Barratts' Planning Application A/82/12

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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-----Original Message-----

From: Small [REDACTED]
Sent: 22 September 2012 20:15
To: Planning
Cc: [REDACTED]
Subject: Barratts' Planning Application A/82/12

I object to the above planning application in Angmering for the following reasons:

I believe that the village has already been developed to it's maximum with the Bramley Green development. The additional traffic this estate has created in the area has made a huge impact on the area and the road through the village and the A259 is not able to cope especially in the rush hours. An additional estate will cause huge traffic problems in the surrounding area together with the additional traffic coming to the new Asda store.

Additional houses in the village will mean many more children who will need to go to school - Angmering and Rustington Schools are already at bursting point with classes above the Government recommended number. I would ask you to come to the village at the end of the school day and see for yourself the chaos caused by the number of cars on our village roads collecting children.

Additional families in the village will also put pressure on the health centre and put waiting times up by a significant time when seeking Doctors' appointments.

For the above reasons I believe that the above application should be rejected as our infrastructure is not sufficient to cope.

Mrs Maureen Soong
8 Georgian Gardens
Rustington

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:29
To: Planning.Responses
Subject: FW: [Mailwall-Spam:]planning application a/82/12 - objection

Importance: High

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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From: Nicola Soong [REDACTED]
Sent: 22 September 2012 21:54
To: Planning
Cc: [REDACTED]
Subject: [Mailwall-Spam:]planning application a/82/12 - objection
Importance: High

Dear Sir

Planning Application A/82/12
Barratts' 150 houses east of Roundstone Lane

I object to planning application A/82/12 for the following reasons:

- The development is not consistent with the draft neighbourhood plan and Arun policies. I also don't see a demonstrated requirement for this number of houses to be built in Angmering (it's clear the affordability of these houses isn't for local people on local wages) and I am very concerned this will be the start of a meca of large scale housing developments in Angmering, thus ruining it's character and village nature.
- It is clear and obvious that building on green field land is a bad option. Not only does this impact the environment, wildlife and my quality of life (and my children's) but it is clear that this will increase flood risk and drought risk, a known current problem.
- A major concern is traffic. I find it hard to believe another large scale housing development would even be considered given the current traffic issues in the Angmering area. On many occasions at peak times I have to queue down Water Lane back to the by-pass to enter the village. This will only get worse. The by-pass is close to being useless as it's not quicker for drivers to use the A259 single carriageways and hence they cut through our village. The pinchpoints are a nightmare with insensitive dangerous drivers keen to cut through the village in the quickest possible time with no regard for oncoming traffic. The centre of the village is extremely dangerous and congested as a result of this. Coupled with a of lack of pavement on the High Street in places forcing you to cross the road 2 times to walk into the centre, pedestrians have to play a game of Russian roulette with the cars. Weavers Hill has also become extremely dangerous due to the volume of cars.

- The location of the primary school versus the location of the housing developments obviously adds to this traffic concern. Whoever predicted only 15 children will arise from a 150 house development of this nature is clearly selecting the sample in a bias manner. It doesn't take a (bias) statistician to work that out, just knock on 150 doors in Bramley Green and count. The walk/drive to school is currently a dangerous nightmare. Let alone if more children go there. Classes are already over crowded - Angmering grew by 27% when Bramley Green was built. The promised new school was never built.
- The same over crowding can be seen at the doctors. If I need a 'routine' appointment which isn't a 'medical emergency' it usually takes 1.5 weeks to get an appointment. This is not acceptable.

I trust you will consider the above points when reviewing the application. I realise you may not live in Angmering but please try to put yourself in the shoes of the residents of Angmering and surrounding area and realise it's huge negative impacts. A large scale housing developement is not the answer to a small housing need in Angmering, which could be solved easily by small areas of new housing scattered throughout the village.

Yours faithfully

Nicola Soong

cc Angmering Parish Council
cc Nick Herbert MP
cc SAV (Save Angmering Village)

Mrs D Theobald-Park
14 The Walkway
Angmering
West Sussex
BN16 4BG

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

23rd September 2012

Dear Sir

Planning Application A/82/12
Barratts' 150 houses east of Roundstone Lane

I object to this Planning Application for the following reasons:-

I moved to Angmering four years ago – on the strong association that it was a VILLAGE. We moved from a busy built up town to in order to get away from the lack of green areas / the busy roads etc.

Me and my family absolutely love Angmering as it is. My children love going to the village school (St Margarets) and the village location means there is a strong sense (but not over powering) sense of community. I truly feel that if Angmering was to expand, it was lose it's quaintness and become yet another typical large village/small town and lose it's character to far too many new houses (surely a village should have more older type houses than brand new?)

My other concern, is that as much as we do really like St Margaret's school and appreciate their efforts with both my children who attend – we are not particularly happy about the class sizes. Although they have a main teacher and teaching assistant, we feel that St Margaret's are potentially forced to take in excess numbers. If more houses/more children were around I would hate to think of class sizes increasing any further. My son who is not particularly academic would thrive less if he had to share his teacher's time with new additions.

Please think with your hearts and keep a slice of village heaven & life for as long as we can – it's our heritage.

Yours faithfully

cc Angmering Parish Council
cc Nick Herbert MP
cc SAV (Save Angmering Village)

Mr B Park
14 The Walkway
Angmering
West Sussex
BN16 4BG

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

23rd September 2012

Dear Sir

Planning Application A/82/12
Barratts' 150 houses east of Roundstone Lane

I object to this Planning Application for the following reasons:-

Me and my family moved to Angmering precisely to be part of a village.

It is a lovely village and our children thrive on the closeness of the school, the area and we feel safe letting them play outside amongst their friends (something they could not have done at our old house/town)

By building on more green land, it is undeniable that once one set of houses are built, another set will follow, etc etc and this mustn't happen. We must do all that we can to save the village and the beauty of Angmering.

Finally, from a driving point of view, it is tough enough as it is already getting out of the village in rush hour and any time along the Roundstone bypass is a nightmare. I don't believe the roads could cope.

Yours faithfully

cc Angmering Parish Council
cc Nick Herbert MP
cc SAV (Save Angmering Village)

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:31
To: Planning.Responses
Subject: FW: new building plans for Angmering Planning App. A/82/12

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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-----Original Message-----

From: Carole Mason [REDACTED]
Sent: 23 September 2012 12:43
To: Planning
Cc: Nick HERBERT; [REDACTED] Save Angmering Village
Subject: new building plans for Angmering Planning App. A/82/12

Dear Sirs,

I am writing as a resident of Angmering. I am concerned that the new housing planned will benefit no one in the village, apart from those intent on exploiting the land for financial gain.

The infrastructure in the village is already inadequate for the village. The congestion in and around the village on the roads surrounding and in the village is currently unbelievable. Cars using the village as a cut through to escape from the congestion on the A259 make walking/travelling around the village a real hazard. This can only get worse with the opening of Asda and the enlargement of Sainsburys. The huge Haskins has already increased the traffic flow.

Parking to use the village shops is difficult, as is travelling to and from schools. The doctors do not appear to be able to see patients at the moment without a 10 day wait.(that has been my recent experience).

There is one bus an hour which serves the village between Worthing and Littlehampton (although it does also go to Holmbush). Ferring and East Preston are better served with the 700 but Stagecoach in their wisdom do not consider that our population merits this service into our village.

The current plans may be the thin end of the wedge. Other developers will be waiting in the wings to build expensive houses which will do little or nothing to relieve the housing crisis. The country needs more housing in towns, to revitalise them, to attract industries, there are town houses standing empty. Houses in Angmering are on sale and not selling. This village has reached its limit in what it can manage to service. Last year the village was flooded.....surely a sign that more concrete will create more hazards.

I do object strongly to plans to build more new houses in the village for the above reasons.

Yours faithfully,

Carole Mason.

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:30
To: Planning.Responses
Subject: FW: Planning Application A/82/12

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Gina Massey [REDACTED]
Sent: 23 September 2012 12:16
To: Planning
Cc: [REDACTED]
Subject: Planning Application A/82/12

I would like to object to the above planning application because I feel that the infrastructure of this village is just not able to cope with such large scale development. Already the queues at the Roundstone and Station Road roundabouts are extremely bad and this will be even worse. I am sure the prices of these houses will be above what our young people are able to afford so the people coming in will have to commute.

Gina Massey
01903 775141

Hillcrest
The Thatchway
Angmering
West Sussex
BN16 4HJ

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:32
To: Planning.Responses
Subject: FW: Barratts' Planning Application A/82/12 - Objection

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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From: Amelia Craddock [REDACTED]
Sent: 23 September 2012 13:44
To: Planning; [REDACTED]
Subject: Barratts' Planning Application A/82/12 - Objection

Dear Sirs

I object to planning application A/82/12 for the following reasons;

I would prefer small areas of new houses scattered throughout the village rather than large-scale development on one site east of Roundstone Lane, this will be the beginning of a number of new large scale developments and this will be the 'thin end of the wedge'. Arun's policies are to build on brownfield sites before greenfield sites, and to avoid building outside the built-up area. There are long traffic queues around Roundstone Lane, the A259 is a single carriageway bottleneck, narrow village lanes, village through-traffic (not the by-pass), exceed the speed limit, pinch points dangerous, congestion, inadequate parking for the village shops/businesses, heavy traffic causing damage to buildings in the conservation area we as the existing residents' have a right to a reasonable quality of life which will be compromised, which is against the Government Policy regarding sustainability and the quality of family life. The medical facilities are inadequate for existing residents: Doctors' surgery, hospitals, hospices as it is already.

Your sincerely
Amelia Craddock

Jillie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 11:47
To: Planning.Responses
Subject: FW: Planning Application A/82/12
Attachments: Dear Sir8.doc

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 24 September 2012 10:55
To: Planning
Subject: Planning Application A/82/12

Dear Sirs

Please find attached, copy letter in the post.

Yours faithfully

Robert Fisher

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

25 Lime Grove
Angmering
Littlehampton
West Sussex
BN16 4HA

23rd September 2012

Dear Mr Herbert

by post & by email

Planning Application A/82/12

I object to this planning application on the following grounds:-

- 1) From an environmental perspective, the coastal strip, south of the downs, forms part of a natural ecological system, due to its' location being close to the sea and sheltered to the north by the south downs that makes it particularly important for crop production (food security being of fundamental importance to this and future generations) and to use this land for housing is scientifically unsound.
- 2) From an economic perspective the idea of building on land that is currently being used by one of the largest employers in Angmering to grow these crops seems to be questionable, particularly when Angmering village is completely unsustainable economically, with employment being confined to little more than 200 small businesses most of whom are one man bands. A well thought through economic development plan for this area should understand natural geo-spatial advantages within its' boundaries and use them to its' advantage.

- 3) From a social perspective, Angmering village is already overcrowded, without sufficient resources, in terms of infrastructure (see recent flooding). This development has nothing to do with affordable housing and it is suggested any short term commercial gain by allowing this development to take place will be lost time and again by future generations, who due to the short term and ill thought through thinking exemplified in this application will lose out as a result.

Yours sincerely

R W Fisher

Cc Angmering Parish Council

Cc Hick Herbert MP

Cc SAV (Save Angmering Village)

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 10:23
To: Planning.Responses
Subject: FW: Planning objection to A/82/12

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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From: Hugh and Carlyne Hazlehurst [REDACTED]
Sent: 24 September 2012 10:16
To: Planning; [REDACTED]
Subject: RE: Planning objection to A/82/12

Dear Sir or Madam,

I strongly object to planning application A/82/12.

Barratts application to build upward of 150 houses East of Roundstone Lane will have many adverse effects on Angmering village.

The infrastructure is already under strain. The roads are bottlenecks at certain times; The road through the village already has pinch points to discourage traffic and slow the speed;
More traffic will put added pressure on narrow roads through the village and on school routes; schools do not have the capacity for more children.

The village grew by 27% when Bramley Green was built.
Allowing Barratts to build will then allow other developments to take place in the same area.
Precedents will be set and soon another 1000 house will appear in Angmering, destroying the village.

Neither does there appear to be evidence that houses are needed in this location.
There are no local jobs for incomers who will have to commute to find work, thus adding to the problem of congestion.

I hope that sense will prevail and that people who will be affected will be listened to.

Yours faithfully,

Hugh Hazlehurst.
19 Lansdowne Road, Angmering.

From: [REDACTED]
To: [REDACTED]
Subject: Barratts - deadline Thurs 27 Sept 5pm for Objection letters & VHB - October viewing of their new housing plans
Date: Sat, 22 Sep 2012 18:31:31 +0100

Hi everyone

The deadline for getting Barratts Objection Letters to Arun District Council is **THIS** Thursday 27th September at 5pm.

2,254 people voted "no" to further large-scale housing development in Angmering.

But, to date there are only **384** Objection Letters/emails. Thank you to those who have written.

Please see below and take a little time to write and object to Barratts' development - the first of many developments that could see the whole of the east of Roundstone Lane covered in 800 to 1,000 houses.

SAV's own objection letter and accompanying reports from our Planning and Traffic Consultants will appear on our website in the next few days <http://www.saveangmering.co.uk/>.

There are about 3,500 houses in Angmering now, another 1,000 would see the village increase by nearly a third, with very little chance of any increases in infrastructure or road improvements.

If you haven't done so already, PLEASE send your email/letter to ADC as soon as possible. Get your children (any age), parents, friends, neighbours and relatives (wherever they live) to write. Couples should do a letter each, not a joint letter. We need as many letters as possible. You don't have to go into great detail. Just pick one or two things that you want to write about.

A "blank" letter is attached in case you would like to use this.

It is vital that we stop this one, as it could set a precedent for all the others..

All that is necessary for this unsustainable development to triumph is for the good people of Angmering to do nothing!

PLEASE WRITE/EMAIL YOUR LETTER OF OBJECTION.

More proposed housing on VHB West End Nurseries, Roundstone Lane

We understand that Humber Growers (who own the land at VHB West End Nurseries), Roundstone Lane are presenting their plans for housing to Angmering in October. This could be for upwards of 200 houses.

- Saturday 13th October (Angmering Village Hall – probably 10am – 4pm) and
- Saturday 27th October (Angmering Community Centre – probably 12:30pm – 6:30 pm).

SAV will email you more as we hear of it.

This is an illustration of the potential 'domino effect' we have been alluding to in previous communications. Another reason to get your objection letter about Barratts' application written!

.....

Barratts' Planning Application A/82/12

Remember to say "I object to planning application A/82/12 for the following reasons....."

If you are emailing, send to [REDACTED]

and copy in [REDACTED]

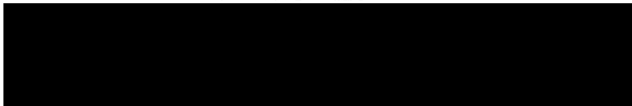
If you are writing a letter *either*

- put the original (marked "original") in the box in Woodies, *or*
- send the original to Arun District Council with copies to Angmering Parish Council, Nick Herbert & Save Angmering

Use your own words, here are some topics:

- **Arun's policies:** to build on brownfield sites before greenfield sites, and to avoid building outside the built-up area
- **Site:** prefer small areas of new houses scattered throughout the village rather than large-scale development on one site east of Roundstone Lane. Fear of one development being the 'thin end of the wedge'
- **Need:** no demonstrated need or requirement for this housing development in Angmering
- **Decision Timescale:** Arun should not decide on this application while their own draft plan and Angmering's draft Neighbourhood Plan are so far along in the making
- **Flooding/drought:** concreting over green fields will reduce the surface area for rain to soak away, increasing both problems
- **Unsustainable, inadequate infrastructure and services:** lack of an adequate bus service, already have an existing water supply shortage, drainage and sewer pipes inadequate (collapsing in The Dell)
- **Traffic/roads:** Roundstone Lane queues, A259 single carriageway bottleneck, narrow village lanes, village through-traffic (not the by-pass), exceed the speed limit, pinch points dangerous, congestion, inadequate parking for the village shops/businesses, heavy traffic causing damage to buildings in the conservation area
- **Schools:** Arundel Road congestion, highway safety issue, no safe route to school, overcrowded classes, village children not of the schools' faiths have to go to school elsewhere because places are given to out-of-area children of the schools' faiths, 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
- **Affordability:** people buying these houses will not be Angmering people on local wages. We don't have 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.
- **Travel:** 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)
- **Quality of life:** the existing residents' right to a reasonable quality of life will be compromised, which is against the Government Policy regarding sustainability and the quality of family life
- **Medical facilities:** inadequate for existing residents: Doctors' surgery, hospitals, hospices
- **Housing Stock:** new and existing houses in the Arun area remain unsold

A G Palmer RGN, RMN
4 Water Lane
Angmering
West Sussex
BN16 4EJ



22nd September 2012

Re: Barratts' Planning Application Ref. No. A/82/12

The Planning Dept
Arun District Council
Arun Civic Centre
Maltravers Rd
Littlehampton
West Sussex
BN17 5LF

Dear Sir,

I object to the above planning application for the following reasons:-

*I understand that council policy is to build on brownfield sites ,this area is a greenfield site.

*There does not appear to be the need for this development in Angmering as there appear to be many new unsold properties in nearby areas.

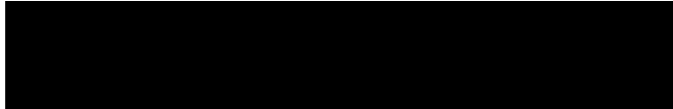
*The traffic through the village is already causing problems and long queues to the extent that I avoid travelling from my home at peak times of the day as it is also difficult to enter into the stream of traffic. As I live on the main road through the village we are constantly aware of cars travelling at well above the 30mph limit and I have had my car's wing mirror damaged while waiting to reverse into my drive as it is far to dangerous to reverse out. This obviously affects my quality of life. Any development on the scale proposed in the application is bound to increase these problems which are compounded by the narrow width of Weavers Hill, High Street and Roundstone Lane which will be the main routes north and south from the development.

*During the flooding on 11th June 2012 my house narrowly escaped flooding twice in twelve hours (though our neighbours were badly affected) , I understand that concreting over more land will increase the problem due to run off and also prevent rain from replenishing the aquifers and therefore lead to water shortages.

*Local facilities ie. Doctors, schools, buses, parking at the station and local services ie. water and drainage are already stretched and further demand on these services will cause increased problems.

*Since we moved to Angmering 21 years ago we have seen increased urbanisation of our lovely village, why don't they build small areas throughout the village instead of large estates which are separate from the village.

I totally oppose this development.

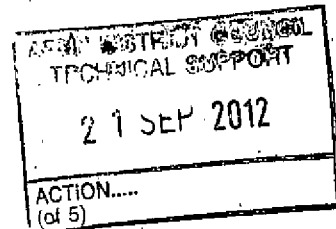


A. G. Palmer

45 Chantryfield Road
ANGMERING
West Sussex
BN16 4LU

19th September 2012

Assistant Director Planning & Economic Regeneration
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir

**Planning Application A/82/12
Barratt / David Wilson Homes
150 Houses on Land East of Roundstone Lane Angmering**

This is my personal objection to the above planning application. I have lived in Angmering since 1975 and I have seen the impact that residential development has had over that time.

I do not believe it is in accordance with your current Local Plan.

With regard to your Council's new Draft Local Plan I believe you should not assume that development of this site will be acceptable to the community.

I do not believe there is a demonstrable need for this extent of residential development in this location. It does not accord with the evidence produced within the community including that of the emerging Neighbourhood Plan.

I object on the grounds that the proposed development is on the green belt between the developed area of Angmering and the South Downs National Park and will have an adverse impact upon the area.

I object on the grounds that the proposed development will have the impact of adversely affecting the landscape view from the South Downs National Park and particularly from Highdown Hill (a National Trust site).

I object on the grounds that without significant investment in highway infrastructure this proposed development will further increase traffic congestion and adversely affect highway safety. As I understand it the proposed development will access Roundstone Lane only which is a narrow road that already has to cope with the vehicle movements associated with circa 600 new homes on the Bramley Green development. At its southern end Roundstone Lane has a junction with the A259 which is a single carriageway road as far as the junctions to the east and the west. This is within an A259 that is dual carriageway further east and west. The single carriageway A259 and the three junctions on it do not have the capacity for existing traffic let alone traffic from a further 150 dwellings. At Roundstone Lane's northern end traffic uses High Street and Weavers Hill both of which are narrow and congested. In the last week or so on weekday evenings I have observed that, at

around 6pm, traffic is continuous and very slow moving on the single carriageway A259 south of the village and on Water Lane / Station Road through the village.

I object that there is no primary school provision in this part of Angmering. There was community expectation that this would be a planning gain as a result of the Bramley Green development but it failed to materialise. If the development is permitted and a further primary school is not built even more vehicles will transport children to distant schools adding to traffic congestion, chaos and danger.

I object on flood risk grounds and particularly that it had not been demonstrated to my satisfaction that the proposed development will not increase flood risk to other people contrary to the requirements contained in published planning guidance. The basis of my objection is that I have looked at the flood risk assessment and drainage development strategy and I believe much more information and evidence is necessary in order to demonstrate whether the proposal may be satisfactory.

The recently published Technical Guidance (TG) to the National Planning Policy Framework (NPPF) tells us that, as set out in the NPPF, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. It then says that Strategic Flood Risk Assessments (SFRAs) refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account and that these provide the basis for applying the Sequential Test, on the basis of the flood zones in table 1. "Other sources" is clarified as meaning from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources. Referring again to table 1 the site is stated as being Zone 1 and table 1 says that for development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment (FRA). It says that this need only be brief unless the factors above or other local considerations require particular attention. This site is greater than 1 hectare in area and thus requires a FRA. Your Council's SFRA shows the site to be at "medium to high" risk of flooding from the land (your Map L) and in a "groundwater emergence zone" (your Map G1). Using your Council's own published information the safest places for development from a flood risk perspective would be flood zone 1 along with a low to medium risk of flooding from the land and a medium groundwater flood risk. This site is clearly not in that category and application of the sequential test using flooding from all sources should have identified safer alternative sites elsewhere.

I believe therefore that, this development should not be permitted here because it could be located on a site with a lower overall probability of flooding.

The TG says that, as set out in the NPPF, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. This is important because if, exceptionally, development is permitted here it needs to be demonstrated that it will not increase flood risk to others.

The TG also says that a site-specific flood risk assessment (FRA) should be carried out by, or on behalf of, a developer to assess the risk to the development site and

demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account.

This means that besides showing that the development itself will be safe the applicant must show that flood risk to others will not increase.

As I understand it the site extends to more than 6ha and the intention is to make half of this area impermeable and to dispose of runoff from impermeable surfaces by onsite infiltration including in curtilage soakaways. If the development is built it is likely that post completion urban creep of building conservatories, patios and the like will mean that the impermeable proportion of the site will eventually well exceed 50%. I expected to see detailed calculations to support the infiltration design which included the results of infiltration tests and year round ground water table observations. Your Council's own Map G1 in your SFRA shows the site to be a groundwater emergence zone and I would think that this fact would make effective infiltration very challenging. Where infiltration arrangements serve more than a single property it is not clear who will be responsible for ensuring the satisfactory operation of these drainage features over the development's lifetime.

I believe that your Council's SFRA provides compelling evidence of the reasons why this development should not be permitted. This is because of the evidence the SFRA provides of the risk of flooding at the site from the land ("medium to high" which is your highest risk category) and from groundwater ("groundwater emergence zone" which again is your highest risk category). Recent flooding experience in the village indicates that, if anything, these surface water and groundwater maps may understate the problems. We most recently experienced this problem to a serious extent in June 2012 and March 2002 with less severe flooding in between. Photographic evidence of this flooding is available.

If the development is permitted and the infiltration measures are not effective the consequence may be increased runoff from the site and thus increased flood risk to others. This would be entirely unacceptable and it clearly for the applicant to demonstrate that this will not happen.

In conclusion, on flood risk, I believe that firstly the applicant must demonstrate that this site is an appropriate residential development site to consider bearing in mind the Groundwater and Surface Water flood risk maps contained in your Council's SFRA. I believe this is not an appropriate site because there are clearly much safer sites available.

Secondly, if it is appropriate to consider this development at this location further, the applicant must demonstrate that his proposed drainage arrangements will satisfactorily manage the flood risk over the development lifetime and will not increase flood risk to others. I do not believe this has been demonstrated.

For the above reasons I believe you should refuse this planning application.

Yours Faithfully



Geoffrey M Gibbs 3209193

Julie Grieves

From: Sue Bowley on behalf of Planning
Sent: 24 September 2012 08:36
To: Planning.Responses
Subject: FW: Planning application A/82/12
Attachments: JoanPlanningObjection.pdf

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Ray Skingley [REDACTED]
Sent: 23 September 2012 20:59
To: Planning
Cc: [REDACTED]
Subject: Planning application A/82/12

Please find enclosed my objections to Planning application A/82/12

Joan Skingley

1

RAY AND JOAN SKINGLEY

7 Ashmore Avenue, Angmering, West Sussex, BN16 4GG

[REDACTED]

23.09.12

Dear Sir/Madam

Planning application A/82/12

I write to object to the above application on the following grounds.

- The proposed development is scheduled to take place on a greenfield site whereas Arun Policy is to give priority to brownfield sites,
- Water supply also causes concern, the area is very dry and although the Water Company appears to say that it can supply, bearing in mind the accumulative number of proposed developments in the larger area the water supply and sewage provision , which is already in a state of collapse in some areas of Angmering.
- The infrastructure is inadequate with proposed exits from new development being scheduled to take place in Roundstone Lane meaning that any traffic will be funnelled through narrow pinch points in Weavers Hill and The High Street . These areas are already under great strain and are potentially dangerous.
- No plans seem to be in place for additional schools consequently, the parents will have to take children to school by car thus adding to the existing road congestion
- The area is not high employment vicinity also causing potential strain on existing roads.
- There is not an overriding need to build in the area as it appears that the number of people on the waiting list amounts to some twelve to fourteen people whose need could be met by small scale development among the area of Angmering.

I trust that these points will be taken into consideration and that any large scale development will be replaced by smaller more manageable sites.

Yours faithfully

Mrs M.J. Skingley

CC Angmering Parish Council, Nick Herbert MP, & SAV

