



David Silver
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The Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
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West Sussex,
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1st March 2014

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

I am registering my Objection to the application by Barretts for 139 houses in Angmering.

The Angmering Parish Council letter to Mr Karl Roberts dated 30th January is a model of clarity and sound argument and I wholly endorse it.
I add a few comments of my own below.

The Green Belt

This is a large scale development on a Greenfield site. Your Draft Local Plan states clearly that Greenfield sites should only be used when there are no alternatives that meet the local need. This development could be opposed solely on this basis.

The Parish Council has already identified small brownfield infill sites in Angmering to enable the construction of over 200 homes should this number be justified. I appreciate that the cost of developing these individual sites would be greater than developing one single site but this would reduce all the disruption and avoid using greenfield land.

Government Planning Advice.

Two years ago the Prime Minister said that villages fear the great big housing estate being 'plonked down' from above. The Government's Community led Local Plan has made it clear that local communities should decide on their housing needs.

The local community have voted overwhelmingly against this development and you must take note of their concerns.

I am not against all development – there has to be some growth but not in one place.

Why not allow a more sustainable organic growth of housing spread across the whole of the Village as demand allows without jeopardising the vital Green Belt in the East? The Village has agreed that 100 houses over the next 15 years would be acceptable.

This site falls outside the current Angmering building development area so why have this developer and others targeted the land to the east of Roundstone Lane? Your Authority appear to have allowed developers to target all this land adjoining the A280 and it appears they are setting your planning strategy rather than the reverse.

My greatest concern is that if this development is allowed to proceed, it will be the 'thin edge of the wedge' in the Arun DC area as other Greenfield sites such as the Rugby Club will immediately be vulnerable with the Barretts plan having set the precedent.

The possible development of the VHB site would be slightly more acceptable as it would at least be a brownfield site.

Highway Safety.

The entry and exit from the proposed development is onto the narrowest section of Roundstone Lane where there are already speed restrictions. The additional traffic could make this a very busy and overly congested route. Access from a point at the south of this proposed development onto the A280 was set as a high priority at the recent Parish Council Meeting at the Rugby Club. This has not been addressed despite the developer promising to plan and cost it.

Pavements are not continuous into Angmering Village so that children and the elderly in particular have to cross and recross Roundstone Lane and the High Street on the way to the Village Centre. Cyclists are also at risk here and the application does not address these issues.

The High Street is already a busy road and is particularly restricted on the hill going to the Square. More traffic will clearly exacerbate this.

The impact of this development on the A259 to the south is critical as it is two lane only and this forces more traffic up through Angmering Village and onto Water Lane to avoid the bottleneck.

Housing Design.

There appears to be very little garaging or open parking areas for cars on the development. Whilst green policies may press for less car use, the development is served by very infrequent bus services and this will inevitably mean that cars will be parked across the site on the roads so adding to site congestion.

Biodiversity and Geological Conservation.

Section 13 of Barretts' Application states that there are protected and priority species on the development site but makes no further comment or recommendations.

Flooding

The land in the development area is clay soil and the Wilson Bailey report states that there could be drainage problems and that at the time of their survey, there was 'perched water across the site'. The Bramley Green site requires a surface flood

water pond on Mayflower Green and I suspect that the Barrett development would also require additional overflow facilities although these are not considered necessary by Barretts in their proposal.

Village Centre.

The parking in the Square is already very restricted and inadequate for the numbers. This development will not increase local business opportunities as most people will probably go to Rustington or other local areas (as well as Sainsburys and Asda) where they can park.

Recreational Space.

There is some provision but it is not sufficient for older children who require space for football, etc.

Medical and Schooling facilities.

I don't have the statistics to comment on the adequacy of these but there will undoubtedly be pressure on them.

There has to be an adequate s106 agreement to ensure sustainability of these and other measures (such as roads). To allow any development such as this one from Barretts without an s106 will be 'making a rod for our own backs' as later developers could challenge the necessity for them following the precedent set by this development. The application of s106s is often not successful anyway as West Sussex CC could take money for widening the A259 but decide its priorities lie elsewhere in the county so Angmering gets no benefits or safeguards.

I am very concerned that this Barrett proposal does not address a lot of the issues set by the whole Master Plan.

Railway Station Access.

The car park is already overstretched and significant additional numbers could not be accommodated.

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.

Yours faithfully,


David Silver

CC

Angmering Parish Council,
The Rt Hon Nick Herbert, Member of Parliament,
Save Angmering Village