

Angmering Village Life

Village Community Website

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45 Greenwood Drive, Angmering, West Sussex, BN16 4JW

20 June 2017

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



Dear Sirs,

Planning Application A/99/17/OUT for 175 dwellings on land south of Water Lane, Angmering

I wish to object to the subject Planning Application on the grounds set out below.

Before commenting on specific items within the Planning Application, Arun District Council (ADC) should be aware of the following:

- The land on which this development is proposed falls outside the current Angmering building development area and on a site which has been specifically rejected in Angmering's 'made' Neighbourhood Plan 2014-2029 accepted by Angmering residents in a parish referendum in January 2015. That Plan was incorporated in Arun's failed plan but, from recent observations, it appears that ADC are using that as an excuse for trying to ignore Angmering's Neighbourhood Plan.
- Angmering has made one of the greatest contributions to new housing in Arun District in the last 15 years with more than 1500 dwellings built/agreed in that time. When the already approved housing has been completed in the next couple of years or so, this will have increased the size of the village by more than 40% and has already put the local infrastructure under severe stress. This increased building approved by ADC is rapidly destroying the character of Angmering and the quality of life here.

ADC should bear the above points in mind when considering the subject Planning Application. Other more specific matters relating to the Application are highlighted below:

SITE ACCESS

For a development of this size, one exit seems totally inappropriate. In an emergency, if the single exit was blocked, there would be no other entrance for emergency service vehicles. For such a large site, Water Lane is too narrow for large volumes of vehicles to exit at rush hours.

DRAINAGE & FLOODING

Angmering is an area which historically has been subject to flooding as water pours off from the edges of the village into the village centre through which Black Ditch runs from Patching Pond to – eventually – the River Arun. The Angmering Medical Centre was built on stilts to cater for the known flooding risk. In 2012, water from higher land arrived in torrents in the village centre after heavy rain caused 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, accentuated by water run-off. Water Lane is so named for a reason! It is an old river valley with 15 foot high banks either side.

The site proposed in this Application sits immediately above Black Ditch in Water Lane and, by tarmacking/concreting over this large site, it is inevitable that there is going to be considerable water run-off into the stream below which should be of considerable concern to residents of Water Lane and The Square.

SEWERAGE

The sewerage system in Angmering is already under strain and collapsing in some areas such as Station Road which carries a high proportion of sewage out of the village. Some of the newer sub-sewers are already collapsing (e.g. The Dell). Putting further strain on the sewerage system would have the inevitable consequences.

RECREATIONAL SPACES

While marked on the plan, it appears that some small recreational are being considered, but these appear inadequate given the requirements of older children and teenagers.

ARCHAEOLOGY

The village and Parish of Angmering are rich in archaeology as will be evidenced from the history pages of the *Angmering Village Life* website. Bronze Age, Roman and Saxon finds have been made on and close to the site; Bronze Age, Iron Age and Roman finds to the west on Bramley Green, and Roman finds (including a dwelling and baths) on Highdown and its slopes to the east.

The Applicant's submission on the site's archaeology is purely desk based and stems from the 2001 archaeological survey of the by-pass route which took in parts of the site; it is quite possible that the eastern site could have been the area where Angmering's original occupants were settled as there were considerable finds in 2001. The site therefore requires a major archaeological survey rather than a derisory desk survey.

SITE LOCATION

The location of the Applicant's site is extremely poor as far as infrastructure is concerned. The exit road (Water Lane) is narrow, village shops and amenities are not within the average person's walking distance, and certainly not for those with minor walking disabilities or young children; this also applies to the schools, the doctors' surgery, and library. Even now, car parking in the village centre is difficult and at times impossible. Buses only run once an hour during the day but not during the evening, with no buses at all on Sundays. In fact, residents on the eastern side of the development - even assuming that they had no disabilities - would have a walk of several minutes to get to a bus stop on Weavers Hill. With WSCC proposed speed humps and tables set to be installed throughout the village later this year, a future bus service is not assured according to Stagecoach who are unhappy with the proposal. The railway station would entail a walk of some 30-35 minutes and there are no early morning buses for commuters or those coming home after 7.15pm. The station car park is usually full and parking in nearby Downs Way and adjacent roads is making life intolerable for house owners in that area.

Building developments of this type on the edge of villages with no decent infrastructure is what the ADC draft Local Plan seeks to avoid - or is it a sham!

SCHOOLS

Angmering's primary and secondary schools are already full and some primary school children from Angmering already have to go to school in other villages some miles away. WSCC has already ruled out building another school in Angmering on the basis of even the upper levels of new housing proposed, and a discussed Academy primary school on Bramley Green is still not certain. If these 175 houses were built, it should be anticipated that some 200+ additional children would be looking for school places. Most of these children would have to find a school place many miles away - that is not improving the standard of life which ADC states in its draft Local Plan that it is trying to achieve.

Bramley Green, with its 600+ new dwellings was built upon the promise of a new primary school, but WSCC reneged on the building of this.

The two existing primary schools are both faith schools. St Margaret's CofE School, on the edge of the village in Arundel Road, only give priority to children whose parents are members of that church and who have attended services for 6 months.

With the possibility of 800 homes already likely to be built east of Roundstone Lane over the next few years to approved planning applications, having to find places for a further 200 children seems intolerable and unobtainable.

DOCTORS

Angmering has a fine Medical Centre but, even now in my own personal experience, it can take 3 weeks to get a doctor's appointment and can take even longer to obtain an appointment with the doctor of your choice. If a blood test is required this also takes time to book, to be performed, and for the analysis to be returned to the Medical Centre. Thus getting a diagnosis can easily take 6-8 weeks which is a frightening experience for most patients. There appears to be no prospect of further doctors being appointed to that practice.

ROADS

The A259 is already carrying horrendous amounts of traffic, especially at rush hours and school hours, and even dualling the current single carriageways will do little or nothing to help - it will only cause bottlenecks elsewhere with tailbacks. Getting out from Station Road and Roundstone Lane onto the A259 is already extremely difficult at rush hours and has noticeably deteriorated recently with the building of the new Chandlers Garage, Aldi, and Next. At peak times, it is not unknown for queues to stretch back from the A259 to Mill Road or even to the village centre itself. Traffic delays and build-ups will worsen when the hotel and other leisure facilities are constructed at the Rustington Golf Centre in Angmering.

HOUSE PURCHASE

There appears to be an over-supply of houses at present. Houses put on the market are not selling as fast as anticipated by developers. As was found with Bramley Green, the prices charged by developers for new builds is, even with low cost housing, generally too high for young families trying to get onto the housing market.

Taking Bramley Green and Swanbourne Park as examples, high proportions of buyers have come and are continuing to come from outside Arun District and Sussex, and a high proportion do not work in the District either, many commuting to London, Gatwick, Crawley and Horsham. Many buyers are moving to Angmering as the houses are cheap in comparison to Surrey and London, but they are not affordable for a high proportion of potential younger buyers living in Angmering or Arun district. On Swanbourne Park, re-sell properties are commanding up to £600,000 in some cases. Cala Homes being build to the south in Roundstone Lane are even more expensive.

It would be appreciated if you could kindly take these comments into account when considering this inappropriate application.

Yours faithfully,



N A Rogers-Davis
Owner/Editor, Angmering Village Life