

ANGMERING PARISH COUNCIL

The Head of Planning Services
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex,
BN17 5Lf

1st April 2009

Dear Head of Planning

Re: LDF

Angmering Parish Council having given due deliberation to the contents of the Arun Core Strategy "Options for Growth" and having discussed the issues at two committee meetings have concluded the following and submit this to the Council in the context of the public consultation period ending on the 2nd April 2009.

- 1 The overall proposals for 11,500 homes within the Arun District area to be built between 2006 and 2026 are not sustainable given the infrastructure requirements that such construction needs and for which there is not the capacity in our district without some fundamental changes to the character, structure and way of life in our villages and towns.
- 2 While we have no option but to accept that the number of dwellings have been imposed by Political masters from London working their own agenda it is evident that development on the scales proposed will have a great influence on all the current inhabitants of the district and are most likely to bring more problems into the district rather than provided solutions to the serious issues that we currently face, in particular relating to employment and transport.
- 3 Given the three options proposed by Arun, and accepting there is a mix and match ability to all these schemes, we consider that the Option 1 proposals in general are the "least worst proposal" however this does not include the Angmering parish provision of 500 potential homes.
- 4 The principle within Option 3 referring to the search site for a possible 1500 homes is totally and completely unacceptable to our Parish. The village of Angmering has, since the construction of the Dell already seen new housing increase the village from 2200 homes to 3200 representing a 50% increase and a further 1500 would mean a 118% increase in the village size since the 1980's.
- 5 Following the construction of the Bramley Green area of Angmering of around 650 houses causing a 27% increase in the Village size in the past 9 years and with the failure to provide any community improvements and no local employment provisions, the village is still today currently working hard to achieve some community cohesion to integrate all the residents

within the village of Angmering. To add a further potential of 1200 or 3500 plus residents is completely beyond reason or sensibility.

- 6 While many inhabitants of the village already travelled to work outside our parish it is clear that the large majority of the residents of Bramley Green who have arrived in the past 6 years make extensive use of cars to travel to employment in all directions and there is little doubt that any new housing would cause a repeat of this strategy which is the opposite of what the Government are saying we all should be doing in respect of our care of the environment and a sustainable way of life. It is also very clear from Arun's own document that there is "limited access to existing employment provision within Angmering"
- 7 Currently there is no funding for the building of the dual carriageways on the A259 to link the Rustington bypass and the Ferring bypass via the roundstone roundabout even though the plans have been on the books of the County Council for well over 20 years. Without this construction further increases in traffic flows along the A259 will be a serious bottleneck for much longer periods of the day than the hour and a half in the morning and evening of each weekday and for numerous times over the weekend especially in the summer months.
- 8 The search area shown in the options for Angmering is all on the east side of the village and includes industrial and recreational land. Any further reduction of the employment opportunities by building houses on such land, especially nurseries (as was the case of Bramley Green) would be self-defeating on the principle of creating local employment, in fact the opposite would apply. Note also that the Toddington site, North Littlehampton, is already going to achieve the loss of hundreds of jobs in the horticultural business which will have to move, some potentially to the Walberton Parish, meaning that the work force living in and around Littlehampton and Wick would have to travel extensively by car to work with all the subsequent consequences this involves.
- 9 The proposal in the options to link the housing to employment land is unworkable given the very poor infrastructure and transport links that modern business requires. With the only major road going east west having serious bottlenecks 2 and 10 miles to the west and 5 miles to the east (and difficulty going North) a business needing to move materials is not going to consider the Angmering area a wise investment. A serious overall strategy for the road infrastructure AND the building of new roads/links has to happen BEFORE any houses are built otherwise there will be no local jobs to attract the proposed new residents. Likewise as stated above there is and would be very little opportunity for hundreds of new residents to find employment locally and therefore the development of Angmering would threaten to take the village into a "commuter town" environment which would be severely detrimental to the 3200 households already in our Parish
- 10 Given the current empty shops and factories in the Arun District most of which were empty before the current recession surely resolving the existing problems, attracting employment and then filling the many empty new houses needs to be achieved before any more new houses are built.

- 11 The current school provisions within Angmering are already struggling with capacity at sites in the North and West of the village at Junior level and with additional housing based in the East there would be a large problem in respect of education provision and travel to the Schools. The centre of our Village is already a major traffic problem and any additional housing would contribute to a large increase in the flow through the village which cannot be sustained. In addition there is no specific mention of educational facilities being a fixed part of the community facilities to accompany the 500 homes in Option 1. In addition there is very limited opportunity to expand the Secondary School but quite clearly 500 homes would not sustain a new Junior and Secondary school.
- 12 In summary of our submission the Angmering Parish view is that in principle the total numbers of dwellings are neither sustainable nor realistic for the District area. The proposals within Option 1 would not be opposed on the clear understanding that there would be a removal of the 500 home search area for Angmering and that all housing developments must have the core transport infrastructure built at the beginning of development and that employment facilities are also built at the same time as the housing. It would not be acceptable to be promised facilities by a developer upon which the sustainability and cohesion of the project bought everyone together to then have crucial elements removed once building of houses had commenced. A repeat of history in our Parish should not be endured by others.

For and on Behalf of Angmering Parish Council

p.p. Steven Mountain
Chairman Planning Committee