

[REDACTED]

Please upload onto Ocella the following email which is a **representation** from a local resident to reserved matters application **A/109/20/RES** relating to Land South of Water Lane, Angmering.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

[REDACTED]



Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]

The Malt House
Weavers Hill
Angmering
West Sussex
BN16 4BE

Dear Sir,

I write to register my objection to the above captioned Planning Application.

It is a sad fact of life that whenever a township is by-passed, the spare land within its confines is released for building. Angmering is no different, and over the last few years every inch of land is being given over to housing without any consideration of its effect on the residents. The Application above is filling in one of the last remaining natural areas for the local community, and follows similar applications for housing estates in Arundel Road, Dappers Lane and Manor Nurseries.

The south west corner of the development is impinging upon the Conservation area of Angmering Village, i.e. Weavers Hill, and High Street, where some of the oldest and historic buildings are situated.

This application shows a higher density of dwellings than originally proposed, far exceeding what is appropriate. Many of the buildings are larger than originally shown, and in some cases the heights are totally out of character, spoiling the overall "view" of the village, and the landscape view from the South Downs National Park.

In the original Weavers Field section of the plans, there was one access road and eight plots, which sat comfortably away from existing dwellings. The road has now been moved to the south allowing for a total of twenty six units. Seven of these to the south of the plot are within metres of the houses in The Avenals, and in my case Plot 33 will

provide me with a view of a huge brick flank within touching distance of my garden wall. It is of note that when new properties were built in The Avenals, many of the units were confined to single story, in order that they did not overlook the adjacent historic buildings.

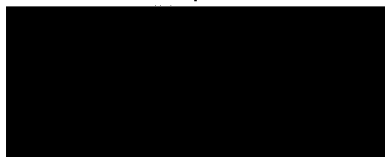
All the existing developments in Bramley Green and to the East of Roundstone Lane, plus this proposed development, and those referred to above, take no account of resulting traffic volume and management. There are no links to main roads, meaning all new traffic is "trapped" and has to use Roundstone Lane, Station Road, Water Lane, or Arundel Road to get out. The Water Lane / Weavers Hill / Roundstone Lane route has become an inner by-pass. It is imperative that link roads are provided directly onto the by-pass. You may have seen a traffic survey I conducted some years ago, which shows the volume of vehicles using Weavers Hill, totally inappropriate for a small lane with two blind bends, a blind access to Water Lane, no pavements, too narrow for two SUVs to pass, and virtually a single carriageway, caused by the necessity for residents to park their cars. During school time there is a constant flow of vehicles from 5.30 am to 7.30 pm. Very few drivers acknowledge the new 20mph restrictions. I would add that the new development at Manor Nurseries (A/38/18/RES) will further increase traffic. It is incomprehensible that access to this site has been granted off High Street, in front of the Spotted Cow, (within the Conservation area) rather than the existing spur provided in readiness in Nanson Lane.

I note that within the Rep letters there are concerns regarding flooding that need to be addressed, clearly written by a knowledgeable person.

One wonders if any surveys have been conducted to show there is a need for more housing? I am presuming that the new houses will be in the region of £250k - £500k. Zoopla already shows that there are many existing houses in that price range for sale all over the area.

I trust that this application will be turned down, for the health and well being of the community, or alternatively amended in such a way that its layout and design is in keeping with the local area, with a proper road infrastructure to support it.

Yours faithfully,

A large black rectangular box redacting the signature of Michael J Coates.

Michael J Coates.