

Patricia and Michael Sharps
68 Arundel Road
Angmering
West Sussex
BN16 4LL

Your Ref: OWPC24473
Our Ref: A/122/19/OUT 04-09-2019
Please ask for:
Michael Eastham

3rd October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18/OUT). This application is a Departure from the Development Plan.

Land off Arundel Road Angmering

Thank you for your internet representation made on 2nd October 2019 which has been recorded as '**an objection**' with the comments as follows:

The development will place a significant additional load on the infrastructure of the village which is already suffering in terms of traffic, amenities and services.

We are not aware of any additional school or medical facilities to cater for the increased population.

Arundel Road is very busy in the morning and afternoon, caused by significant school and commuting traffic and can be almost impassable at times. The development will have it's access route on this busy road creating an unacceptable increase in traffic which will of course create risk and safety issues.

Arundel Road's junction onto the A27 is a dangerous junction, already the scene of a fatal accident. Significant extra traffic using this junction will create a serious safety issue.

The development is outside of the Angmering Development Plan so it has to be asked whether this is at all needed or wanted. There has been a huge amount of development and extra housing in the village in recent years and given the points above and the fact that services are already overloaded a scheme such as this one should not be considered. Angmering has had more than its fair share of development and enough is enough.

Specific Objections to the development

The industrial and commercial units are far too close to existing housing. Although they replace a caravan storage yard which can be argued is already commercial, the current use creates no noise or disruption to residents. The same will not be assured by the new development so cannot be placed in such a way as to disturb existing residents. If there has to be a commercial aspect then place it on the far boundary, well away from existing residents. If it borders on new residential properties then at least people have the choice whether to live next to them or not. Or would this detract from potential sales revenue.....??

There is a proposed community/sports pavilion very close to existing residents. This will no doubt be a source of noise if functions are held there. This should be moved to a more suitable location or removed.

There is a proposed secondary street leading to 150 parking spaces and this has been routed adjacent to existing residential properties creating unacceptable noise and pollution. This must be relocated.

At the rear of our property, 68 Arundel Road, there is no screening or planting shown...presumably this is an incorrect omission and needs to be added regardless of what lies on the other side.

The entire development will potentially create issues as it is so close to the the South Downs National Park, i.e. light pollution.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning