

Ian Pears
27 Mill Road
Angmering
Littlehampton
West Sussex
BN16 4HT

Your Ref: OWPC4283
Our Ref: A/154/14/OUT 29-10-2014
Please ask for:
Mr P Cleveland

18th November 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4

Outline Application for the erection of 18 No. dwellings
Pound Place Roundstone Lane Angmering

Thank you for your internet representation made on 17th November 2014 which has been recorded as '**an objection**' with the comments as follows:

Sites chosen by developers are wrong for Angmering on the basis of:

There are other more sustainable sites within the built-up area boundary that could take the houses that the village may need.

No identified Need in this area

There is no identified need for the number or types of housing in this location.

Flood Risk (Water Lane, Station Road and Village Green flooded in 2012)

Water supplies Drains and sewerage unable to cope.(Hose pipe ban 2012)

Overcrowded schools

Medical services at near capacity

Local leisure facilities at near capacity

Inadequate infrastructure.

Village roads unsuitable for the extra traffic

A259 not suitable for extra traffic.

This route is already under pressure with the expansion of Haskins Garden Centre and the opening of the ASDA store.

These pressures only increased with the addition of the Morrisons store and the expansion of the Sainsbury store.

Houses too expensive for our local people to buy or rent.

Lack of local jobs with sufficient wages to pay the mortgages.

There are unsold properties in Angmering.

Job Opportunities

Development of housing needs the availability of well paid jobs either locally or within a reasonable commuting distance, unless it's for retired people.

Without the incentive for businesses to settle here, it seems pointless to allow housing to be built if the jobs are not available and empty business units are already available in the surrounding district.

Please reject this application.

Sites chosen by developers are wrong for Angmering on the basis of:

Wrong Site

there are other more sustainable sites within the built-up area boundary that could take the houses that the village may need. (e.g. the soon to be vacated Chandlers site in the village centre)

No identified Need in this area

There is no identified need for the number or types of housing in this location. There are many unfinished/unstarted developments and unsold new houses in Arun. Angmering does not need 30% of development as social housing neither does it need expensive large houses

Flood Risk (Water Lane, Station Road and Village Green flooded in 2012)

Water supplies Drains and sewerage unable to cope.(Hose pipe ban 2012)

Overcrowded schools

Medical services at near capacity

Local leisure facilities at near capacity

Inadequate infrastructure.

Village roads unsuitable for the extra traffic

A259 not suitable for extra traffic.

This route is already under pressure with the expansion of Haskins Garden Centre and the opening of the ASDA store.

These pressures only increased with the addition of the Morrisons store and the expansion of the Sainsbury store.

Houses too expensive for our local people to buy or rent.

Lack of local jobs with sufficient wages to pay the mortgages (if you can get a mortgage).

There are unsold properties in Angmering. These new properties may well remain unsold or occupied by people who have to commute long distance to work increasing CO2 emissions.

Job Opportunities

Loss of jobs at Manor Nurseries.

Development of housing needs the availability of well paid jobs either locally or within a reasonable commuting distance, unless it's for retired people.

The current and future economic climate does not suggest that business has or will establish in the Angmering Parish or surrounding areas.

Without the incentive for businesses to settle here, it seems pointless to allow housing to be built if the jobs are not available and empty business units are already available in the surrounding district.

Please reject this application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration