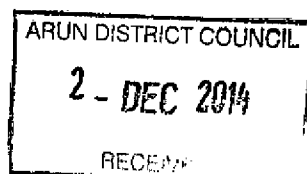


45 Chantryfield Road
ANGMERING
West Sussex
BN16 4LU

1st December 2014



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

Dear Sir

Planning Application A/154/14/OUT
Outline Application for the erection of 18 no dwellings.
Pound Place, Roundstone Lane, Angmering.

I object to the above planning application. I have lived in Angmering since 1975 and I have seen the impact that residential development has had over that time.

I do not believe it is in accordance with your current Local Plan.

With regard to your Council's new Draft Local Plan I believe you should not assume that this plan will be approved.

As with other new development in this area I do not believe there is a demonstrable need for this extent and type of residential development in this location. It does not accord with the evidence produced within the community including that of the emerging Neighbourhood Plan.

I object on the grounds that, without significant investment in highway infrastructure, this proposed development, along with the other residential development proposals under consideration, will further increase traffic congestion and adversely affect highway safety. As I understand it the proposed development will only access Roundstone Lane which is a narrow road that already has to cope with the vehicle movements associated with circa 600 new homes on the Bramley Green development. At its southern end Roundstone Lane has a junction with the A259 which is a single carriageway road as far as the junctions to the east and the west. This is within an A259 that is dual carriageway further east and west. The single carriageway A259 and the three junctions on it do not have the capacity for existing traffic let alone traffic from these 18 dwellings and the numerous dwellings proposed in other applications. At Roundstone Lane's northern end traffic uses High Street and Weavers Hill both of which are narrow and congested. Traffic is frequently continuous and very slow moving on the single carriageway A259 south of the village and on Water Lane / Station Road through the village. This development is likely to significantly increase vehicle movements since there will not be local jobs for the people who move there and this will have an adverse impact upon the road network and existing residents.

I object that there is no primary school provision in this part of Angmering. There was community expectation that this would be a planning gain as a result of the Bramley Green development but it failed to materialise. If the development is permitted and a further primary school is not built even more vehicles will transport children to distant schools adding to traffic congestion, chaos and danger.

I object on flood risk grounds and particularly that it had not been demonstrated to my satisfaction that the proposed development will not increase flood risk to other people contrary to the requirements contained in published planning guidance. The basis of my

objection is that there is no flood risk assessment and no foul and surface water drainage assessment.

In March 2014 Government published planning guidance which says:-

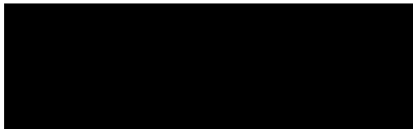
"The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national planning policy is clear that new development should not be allowed"

It further says:-

"In plan-making, local authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources), is lowest)"

In the above it is the phrase "from all sources" that is significant and, as I said earlier, in my opinion this site is not at the lowest overall risk. While the above extracts relate to "plan making" which ought to concern your council regarding allocating sites for development it also applies to decision taking.

For the above reasons I believe you should refuse this planning application.



Geoffrey M Gibbs
341201

Copy Angmering Parish Council