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20th September 2021

Ross Twyman  
3 Lucksfield Way  
Angmering  
BN16 4GU

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: A/168/21/PL  
Site Address: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN  
Description of works: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

Thank you for your internet representation made on 17th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40474

No local need for housing as there have been major housing developments in the local area over the past 15 years and many people are moving to this area which is pushing up house prices, which local people can't afford to buy.

There is insufficient Traffic infrastructure to cope with further development in Angmering. The roads are already very busy around the village. There's a lot of traffic using the Village as a short cut and until there is a bypass to the west of Angmering the Village will stay very busy. By adding additional housing the Village will not cope with the extra traffic, especially around school runs and rush hours. This development onto a major rounabout which is already backed up at key times throughout the day.

It is wrong to build up to the edge of the South Downs National Park on a green field site, when there are brown field sites locally that should be used. Green open spaces should not be used as it's destroying the identity of the village and surrounding area. There should be open space maintained between the villages.

There is no current need by the local people for the housing. This development isn't to provide for a local housing need. It is driven by a company's drive to maximise profits for shareholder return.

There aren't enough local jobs for the people who would move in to these houses. The new owners would more than likely have to travel outside of the local area for their work. This would make the local traffic even worse on the local road, the parking on the local streets around the station even worse and Downs Way is already extremely busy and dangerous especially with the local secondary school being so close and the pupils cross that road from the station area.

The current Angmering schools won't be able to cope with the increase in children needing local education. Unless a new primary school is built the children would either have to go to East Preston which would increase traffic to the level crossing or St Margaret's School in Angmering which is already full and the traffic along the Arundel road often comes to a standstill at school times.

The plans show that there will be no front gardens for majority of the houses which isolate the owners. Thus has been seen in other developments where the home owners don't see their neighbours from one week to next. These are just boxes to live in where we should be building communities.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**

**<https://www1.arun.gov.uk/planning-application-finder>**