

Mrs Tappin
2 The Pines
Angmering
BN16 4NG

Your Ref: OWPC2216

Our Ref: A/82/12/

30-07-2012

Please ask for:
Mr P Cleveland

11th March 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Residential development comprising 139 no. dwellings including 30% affordable with access, landscaping, open space & associated works (this application is a departure from the Development Plan)

Land to east of Roundstone Lane Angmering

Thank you for your internet representation made on 10th March 2014 which has been recorded as '**an objection**' with the comments as follows:

Infilling from Roundstone Lane to the by-pass A280 will ruin the character of Angmering,

- *Site: The District Council policy is to build on brownfield land and this is greenfield land. This development is a departure from the Development Plan.*
- *Need: No demonstrated need or requirement for this housing development in Angmering. There are unsold new homes in Angmering.*
- *Flooding/drought: Building homes and the necessary roads in current green fields will reduce the surface area for rain to soak away, increasing both problems. Cow lane often floods.*
- *Traffic/roads: All the traffic from this development will either go north to the High Street, which is an historic road and not designed for the current traffic usage without any increase, or south to the A259. Traffic going south will put immense pressure on Roundstone lane after Nursery Lane, with the traffic from Bramley Green and ultimately the A259. The A259 is often a crawl already and this development will make it worse and this will have a knock effect in both directions.*
- *Schools: The three schools in Angmering are already at capacity so taking on any extra pupils is likely to negatively affect the standard of education. There is no safe route to the two existing primary schools for the children to walk or cycle. This will result in them going by car on already congested roads.*
- *Affordability: It is unlikely that the residents of Arun would be able to afford the proposed properties, as the average wage/salary is not sufficient to get and pay the huge mortgage. We don't have enough well paid jobs for local people to work in Arun. It is likely that many of the properties, especially the larger ones would be sold to people outside of the area, who would then out-commute.*
- *Quality of life: If this development is approved the quality of life for the existing residents will be compromised, which is against the Government Policy regarding sustainability and quality of life.*
- *Medical facilities: Any increase in the population of Angmering will put more strain on the medical services in this area that are already struggling to cope with demand.*

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