

Grant Waters
Old Well Cottage
High Street
Angmering
West Sussex
BN16 4AG

Your Ref: OWPC2218

Our Ref: A/82/12/

30-07-2012

Please ask for:
Mr P Cleveland

12th 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 11th March 2014 which has been recorded as '**an objection**' with the comments as follows:

I have lived in Angmering village centre for more than 25 years and I object to planning application A/122/12 for the following reasons:

- 1. Development on this site would result in the loss of vital local jobs and of a viable local horticultural business. Angmering has been closely associated with horticulture for many years and the loss of this site would further damage the village identity.*
- 2. The areas of land between the sea on one side and the South Downs National Park on the other are at serious risk of over development resulting in loss of greenfield space, the loss of character that a traditional Sussex village such as Angmering has, and the merging of this and other villages into a large coastal conurbation without identifiable character or boundaries.*
- 3. The National Planning Policy Framework makes it clear that 'our historic environment - buildings, landscapes, towns and villages - can better be cherished if their spirit of place thrives, rather than withers'. The current planning proposal is against the expressed views of the vast majority of villagers, in part because it fragments the village further, damages the 'spirit of the place' potentially irreparably, and if approved may lead to further large scale development which would harm the environment and the quality of life of local people. Like many other villagers I accept the need for the village to adapt to changing needs and that is why I and others are supportive of small scale developments which blend in well with the existing housing stock and character of the place rather than further large scale development.*
- 4. Local wages would not be sufficient to support the purchase of the proposed properties by local people. This means that any such properties built are likely to be bought by people from outside this area, who will wish to commute to their places of work.*
- 5. In the time I have lived in Angmering it is very clear that the infrastructure has not kept pace with the growth in the population. The existing roads, schools, flood prevention measures and health services in particular are not adequate for the current population let alone an increase from further development. A promised new Primary School was never built following the last large scale development at Bramley Green in Angmering and assurances provided over the adequacy of the proposed road network post that development proved to be unfounded.*
- 6. The current planning application proposes that traffic should enter/exit the new development at the Bramley Green roundabout on Roundstone Lane. It appears that the traffic will then head out of / in to the village either by travelling south on Roundstone Lane to join the A259 or north along Roundstone Lane, then the High Street, and exit via Weavers Hill and Water Lane (heading north) or via Arundel Road (heading west). The*

residents of Bramley Green find it very difficult to gain access to the single carriageway A259 at peak periods, and they and others tend to use the narrow village roads such as Weavers Hill as a 'short cut' in order to leave/return to the village for work etc. As a consequence of this experience the proposal that traffic from the proposed new development should use Roundstone Lane is plainly wrong. Local residents are entitled to a reasonable quality of life and the traffic issues within the village have already eroded this right seriously and current proposals will only make that worse. Quality of life would be impacted by the disproportionately large number of vehicles entering / leaving Angmering, excessive speeding, damage to buildings in the conservation area by traffic, danger caused by exits with poor visibility especially on the High Street, and pollution. The traffic congestion on the A259 is especially relevant to this application which was already very bad and has been aggravated further by traffic travelling to / from the new Superstores.

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 to 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