

Objection letter

From: Sue Bowley **On Behalf Of** Planning
Sent: 13 March 2014 11:22
To: Planning.Responses
Subject: FW: Objection to Planning Application A/82/12

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Brenda Pears [REDACTED]
Sent: 12 March 2014 18:31
To: Planning
Subject: Objection to Planning Application A/82/12

Mrs. Brenda Pears, 27 Mill Road, Angmering, BN16 4HT

Barratts Planning Application A/82/12

My objections to planning application A/82/12 for 139 dwellings are as follows:

This development appears to be part of the masterplan and should not be seen as a stand alone exercise. Any development in Roundstone Lane should be put on hold until the masterplan is refused/approved.

Arun should defer decisions until the Draft and Local Plans are finalised and consulted.

In the Village Plan, residents showed a preference for a maximum of 100 houses, preferably in smaller groups and built on brownfield land, not using precious greenfield land at all.

I hope this will be respected in this planning judgement and their views not ignored.

It is not a case of NIMBYism, just a genuine concern for the welfare of present and future residents of Angmering.

Infrastructure has to be in place and working before any large development is even considered let alone permitted.

Sustainability, according to the Local Plan, seems to be the main aim for the future but I can't see how that can be achieved with so many outstanding issues.

This is an unsustainable development as the infrastructure is not adequate for the size.

Oversubscribed schools, none of which are within easy walking distance of this development, doctors at capacity and roads that can't cope with existing traffic let alone the potential 300+ cars it could generate. (That is not counting delivery and visitors' vehicles.)

The A259 between Roundstone Lane and Station Road is gridlocked at peak times already, causing drivers to become impatient and frustrated and this causes accidents.

Getting out of Station Road onto the A259 is nigh on impossible at times and the same will happen at the Roundstone Lane junction.

There are no worthy alternatives to vehicles either. The bus service is infrequent and expensive and Angmering Station is badly overcrowded at peak times.

Parking around the station is troublesome as so many people use cars to get there and cycle lanes are few and in poor condition.

Local jobs are low paid and scarce so out working will be the norm causing even more congestion.

The quality of life and basic needs for existing and future residents will be compromised unnecessarily.

Item 13, Policy SP8 in the Local Plan states in references to Angmering that certain things must be addressed as part of any planning application.

These include school places and road improvements etc. I can see no evidence of Barratts having done this or of having any intention to do this.

According to Barratt's Planning Layout, the junction with Roundstone Lane has yet to be designed . It is very worrying that such a vital part of this development still hasn't been resolved.

There was another application for Pound Nursery adjacent to this one. Their entrance next to the junction (if approved) would result in two entrances almost next to each other on a very narrow road close to a junction. Any junction along the eastern side of the road would be dangerous let alone two. Construction vehicles using this area would cause major obstruction in the narrow road.

There is a footpath on one side of this narrow section of Roundstone Lane only and no provision at all for cycles.

Heavy construction traffic so close to them will be damaging to existing properties, particularly those older ones in the conservation area.

The type of houses proposed will mostly be unaffordable for first time buyers and will either bring in downsizing retirees or buy to let owners. The local need for housing in Angmering is minimal and there are other smaller, more suitable sites around the village.

There are plenty of houses for sale in Angmering and Arun already and no proven need for any more in Angmering specifically.

The noise and pollution surveys are out of date as the traffic has increased dramatically due to the recent opening of huge supermarkets and garden centres.

There are areas of the village that flood and more concrete will not help matters. The village sewerage system could be put under pressure too.

Not wanted, not needed.

Thank you

