Mrs Ellen Gayler
4 Cumberland Road
Angmering
West Sussex
BN16 4BG

Your Ref: OWPC2324
Our Ref: A/82/12/ *30-07-2012*
Please ask for:
Mr P Cleveland

21st 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 21st March 2014 which has been recorded as '**an objection**' with the comments as follows:

Notwithstanding that the above application has reduced the number of proposed dwellings by 11, I wish to continue to express my strong objections to the above proposed development and would wish to draw your attention to the following:

The proposed development site is one of the last remaining areas of undeveloped land within Angmering village.

The proposed development forms part of the gateway between the National Park at Highdown Hill and the remainder of the South Downs National Park. Any development of this magnitude so close to the boundary of a designated National Park would set a worrying precedent, particularly coming soon after the park's designation.

This proposed development contradicts your policy to build on Brownfield Sites before Greenfield Sites, and to avoid building outside the built-up area. If approved, this development will set a worrying precedent for other parts of Angmering and the Arun district.

Within the last 10 years, the large Bramley Green development in Angmering has seen around 600 new houses built, which has resulted in an increase of thousands of residents in Angmering. This has had a massive impact on the local schools, roads and amenities, the effects of which would be greatly exacerbated with this proposed development.

Angmering does not have the schools, medical or amenity infrastructure to support another large development.

Angmering's schools are now at full capacity, and St Margaret's CE Primary School has already been extensively extended as much as it can over the past few years to cope with the extra influx of children from Bramley Green.

I am concerned that a development of this scale would adversely affect the traditional and increasingly rare village status to the extent that Angmering's village characteristics would be destroyed.

Whilst the Angmering by-pass has alleviated some of the traffic passing through Angmering, the village does not have the highway infrastructure to cope with this

development and the resulting increase in traffic. Many drivers still use Angmering as a cut-through, making Roundstone Lane, Weavers Hill, the High Street, Water Lane and Station Road extremely busy, particularly during rush hour. Indeed, at the moment, if the A27 is closed or has roadworks, Angmering grinds to a halt with the sheer number of cars using the village as a cut-through. The extra cars this development will bring to Angmering is simply not tolerable.

Furthermore, the A259, which this proposed development is situated near to, is extremely congested now throughout the day, 7 days a week, with traffic crawling at a snail's pace during rush hour and at weekends. The high number of dwellings proposed and the associated extra traffic will cause havoc at these already busy times.

The noise and disturbance from the development, whilst being built and after, will be detrimental to the nearby residents at Bramley Green and other neighbouring properties.

The widespread flooding experienced in Angmering in recent years clearly demonstrates that any large scale development such as this, particularly on existing fields, will only exacerbate the risk of flooding in the future. Given the devastation experienced by the families whose homes were flooded, it is hard to believe that any large scale development such as this is being considered in Angmering.

I hope the above objections have made it clear that this proposed development would be a disaster for Angmering and must not go ahead. There is no demonstrated need or requirement for this housing development in Angmering.

It is most disappointing that such a prominent and important open space is being considered for development ahead of more suitable alternatives.

Yours sincerely,

Mrs E Gayler
BA (Hons), MSc, MCLIP

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 permisison 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