

John Byrom
7, Darlington Close
Angmering
Littlehampton
West Sussex
BN16 4GS

Your Ref: OWPC2337

Our Ref: A/82/12/

30-07-2012

Please ask for:
Mr P Cleveland

24th 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 22nd March 2014 which has been recorded as '**an objection**' with the comments as follows:

I object to the revised planning application A/82/12 for 139 houses on the following grounds.

*1) Adjacent road network impact - the infrastructure cannot take this increase traffic
There is only one entrance to the site off Roundstone Lane. This will mean some 130 cars at least coming on to Roundstone Lane. Together with the existing traffic from Bramley Green this will cause congestion at the Roundstone round about and impose increased amount of traffic on the High Street. When Haskins had to divert traffic on to Roundstone from their site one week-end there were queues up Roundstone Lane past the rugby club. This will become common place if this development proceeds.*

*2) Local road network cannot take this increase traffic
The A259 is already a slow moving queue from Sainsburys through to the by pass roundabout and from Asda to Station Road roundabout in the other direction. There are at peak times long queues of traffic on Station Road, the by-pass and to a lesser extent Roundstone lane all trying to get on to the A259. More development as proposed will only make the situation worse. With no improvement in the road network the result will be a near gridlock.*

All this is contrary to the Development plan.

3) Local schools are already "full". The ability to get appointments at local surgeries is becoming increasingly difficult. An influx of people without the corresponding increase in local facilities will cause more travel to other out of village facilities so increasing traffic flow. The lack of facilities and increase in traffic means this development is not sustainable and so thus counter to the Development Plan.

4) There is no apparent demand for these houses. There are significant housing developments in Littlehampton and Worthing. To the North there are significant housing developments underway around Horsham.

5) Lack of local employment opportunities means that most of the people on this development will travel out of the area for work so increasing traffic and commuter pressure on an already overloaded local road network.

6) Local water and sewage infrastructure is already under pressure with some water shortage and sewers overloaded in The Dell.

7) This development on green field site will increase the water flow off hard surfaces and with the recent flooding experience in the village and locally will increase the future risk of significant flooding in the area.

8) The decision on this development should not be taken in isolation from Arun's own draft plan and Angmering's draft Neighbourhood Plan are under review and nearly complete.

The Council's decision to refer back to the PLanning Committee the housing development sites including Angmering for reconsideration has a relevance to this application. It seems logical to await the outcome of the development plans and Planning Committee deliberations before making a decision on this development. If this is approved then it will set a precedent for other developments along Roundstone Lane which have already been strongly objected to by local residents, our local MP and have been unsupported by the full Council.

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