Daniel Clilverd
32 Nursery Road
Angmering
West Sussex
BN16 4FH

Your Ref: OWPC2347
Our Ref: A/82/12/ *30-07-2012*
Please ask for:
Mr P Cleveland

25th 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 24th March 2014 which has been recorded as '**an objection**' with the comments as follows:

There is no justification for 139 houses to be built on this area. There remains no demonstrated need or requirement for this housing development in Angmering. There are not the job opportunities to sustain such large scale building meaning that the majority of houses would be sold to people who will out-commute to work. This will lead to further congestion and pressure on Arun's roads.
The application goes against Arun district council's own planning policy to build on brownfield sites before greenfield sites, and to avoid building outside the built-up area. Angmering is situated in close proximity to the South Downs National Park and should be protected as a small semi-rural village, rather than building all over the remaining green spaces.
The district council should be supporting small scale development of new houses scattered throughout the village rather than large-scale development on the sites east of Roundstone Lane.
In short, there is a complete and undeniable lack of adequate infrastructure and service provision that will be hugely exacerbated by further redevelopment of the area. There is already a lack of adequate bus services, parking is non-existent in the village or around the local train station meaning residents are unable to support local business and medical facilities are stretched. Local drain and sewerage cannot support further development yet little has been put in place to properly address these issues.
Further development will be hugely detrimental to the children growing up in Angmering. Arundel Road is congested without adequate parking facilitates or bike routes to the schools. Classes are overcrowded already without the space or provision to extend further to accommodate many more children.
People buying new houses are not likely to be local residents on local wages as new house prices are too high and are aimed at an 'executive market' which does not reflect the general demographic of Arun. This means that people moving into these new developments will be commuting out of the area meaning more pressure on the network and more emissions from cars. Rather than building new developments at the expense of local people; existing unsold, empty or derelict houses in the Arun should be converted to provide suitable accommodation to those local people who need it. Any development of greenfield sites should be to the benefit of local people through the provision of allotments, community green spaces or a community farm. Any section 106 funds allocated from large scale development should not be justification for ruining the quality of life of residents in Angmering.

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