

From: Allun [REDACTED]
Sent: 24 March 2014 15:36
To: Planning
Subject: Planning Application A/82/12 - Revision to 139 houses to the east of Roundstone Lane

I wish to object to the above planning application on the following grounds

I do not believe there is a need for 580 houses per annum for the whole of Arun. I understand this figure is predominantly in-migrants who will out-commute to work to pay for their high mortgages thus putting pressure on Arun's already congested roads. Linked to this, there are no local jobs: which would pay sufficient wages to pay for these expensive houses

It is a departure from Arun's policies which are to build on brownfield sites before Greenfield sites and to avoid building outside the built-up area.

There appears to be no demonstrated need or requirement for this housing development in Angmering.

The proposed development does not conform with the ADC-endorsed 'Masterplan' which would return greater contributions towards infrastructure upgrades which are needed now and would require a greater priority with large numbers of new houses.

No link road is included between Roundstone Lane and the A280 thus resulting in even greater congestion within the village. Traffic is already a significant problem with : Roundstone Lane queues, A259 single carriageway bottleneck, narrow village lanes, village through-traffic (not the by-pass), exceed the speed limit, pinch points dangerous, congestion, inadequate parking for the village shops/businesses, heavy traffic causing damage to buildings in the conservation area

With regard to the site, it is preferable for small areas of new housing to be scattered throughout the village rather than a large-scale development on one site to the east of Roundstone Lane. There would be a great risk of this development being used as a precedent for further large scale development.

Such a large scale development would be unsustainable with inadequate infrastructure and services: lack of an adequate bus service and there is already an existing water supply shortage, drainage and sewer pipes inadequate (collapsing in The Dell). Medical facilities would be inadequate for existing residents: Doctors' surgery, hospitals, hospices .

A significant infrastructure problem relates to Schools: Arundel Road congestion, highway safety issue, no safe route to school, overcrowded classes, village children not of the schools' faiths have to go to school elsewhere because places are given to out-of-area children of the schools' faiths, schools are in the north of the village whereas the proposed housing development is in the south- meaning more cars taking pupils to school. The Angmering School would be under greater pressure and Greenwood Drive congestion is already a significant problem with regular afternoon parking on double yellow lines.

Recent experience in the Thames Valley and elsewhere indicate problems with Flooding when concreting over green fields reduces the surface area for rain to soak away, increasing this problem and conversely that arising from drought.

Arun should not decide on this application while their own draft plan and Angmering's draft Neighbourhood Plan are so far along in the making.

Angmering grew by 27% when Bramley Green (600 houses) was built. The promised new school was never built

It is very likely that people buying these houses will not be Angmering people on local wages. Jobs do not exist for these people and even if local jobs were created, the wages would not be high enough to pay the huge mortgages, the people would have to out-commute.

Travel would be a significant problem: commuters' increased use of roads (more emissions from cars) is not in line with government plans and train services, station car park full already and overflow parking in Downsway (reduces road to a single lane- hazardous).

There are quality of life issues: the existing residents' right to a reasonable quality of life will be compromised, which is against the Government Policy regarding sustainability and the quality of family life

Housing Stock: new and existing houses in the Arun area remain unsold. Derelict houses should be converted to Council living accommodation.

There is also a question of proximity to the South Downs National Park.

33 Greenwood Drive

Angmering

Littlehampton

Bn16 4JW