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Tuesday 25th March 2014

Assistant Director
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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Subject: Barratt David Wilson (BDW) planning application A/82/12 for 139 houses east of Roundstone Lane.

Dear Sirs,

Below I set out my observations and objections to the proposed development as submitted by BDW. In addition to my previous objection I would like to comment further on this application since other issues have come to light that require consideration by your department.

- The Barratt's and David Wilson's latest plan takes no account of the Master Plan coordinated approach discussed at the recent APC meeting at the Rugby Club in mid-January. It seems that BDW are calling ADC's bluff by independently submitting a planning application and will appeal any rejection by ADC of their application.
 - Objection: I object to this approach by BDW on the grounds that it is an application contrary to the Master Plan coordinated approach as supported by ADC and APC (Angmering Parish Council) for this area. In addition, this will not return greater contributions towards infrastructure upgrades.
- It does not include much more green recreation space or recommendations on exit routes, particularly to the A280 - something which, at the Rugby Club meeting, they were asked to examine and cost.
 - Objection: BDW application is incomplete in as much as, they have failed to respond to the requests made at the Rugby Club meeting.
- In Parliament recently, Nick Boles announced a number of revised planning guidelines relating to what Planning Inspectors will be able to take into consideration including constraints such as:
 - Flooding when assessing housing targets in Local Plans

- No requirement to “agree” to co-operate with other authorities by providing housing to meet their needs, only to show that they have engaged in consultation.
 - Guidance around avoiding building in flood plains.
 - The need to provide infrastructure commensurate with the planned increase in population.
 - The need to take into account preparation of Neighborhood Plans.
 - Objection: The application cannot be considered since it does not address the latest Government guidelines.
- Since the plans submitted indicate traffic exits onto Roundstone Lane this will increase the burden on both the High Street and the junction with the A259 which will cause increased traffic through the village and further congestion at the A259 junction with Roundstone Lane.
 - Objection: This application, in isolation of other possible developments in Roundstone Lane, does not consider the additional traffic flows, with the possibility of causing bottlenecks, inconvenience and congestion for both residents and non-residents of Angmering village.

With these factors in mind, I would suggest that ADC planners advise BDW to withdraw their application until all the stakeholders have had such time to take account of these issues and in particular the recently announced guidelines.

Yours faithfully



Carol P Bailey

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CC. Angmering Parish Council
Nick Herbert MP
Save Angmering Village.