

3 Wayside Road
Bramley Green
Angmering
West Sussex
BN16 4DF

Karl Roberts
Assistant Director Planning & Economic Regeneration
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

26 March 2014

Dear Karl,

Objection Re A/82/12 – Revised Application Submitted February 2014.

As a resident for over 9 years of the nearby Bramley Green development immediately to the west of Roundstone Lane, I base my comments on substantial direct experience of the many problems that such developments as that now proposed will inevitably cause.

Based on that longstanding experience, I object strongly to this proposed development due to the longstanding existing fundamental inadequacies in essential infrastructure that are required to support the already significant expansion of the built-up Angmering area and its community, and the lack of any material provision of financial contributions or commitment to effective alternative mitigating remedies proposed by the Developer to address those inadequacies.

Of particular concern are the impacts on (a) highway safety and traffic; (b) design and layout in respect of the inadequacy of parking space provision within the proposed development; (c) the lack of provision of sufficient local schools capacity to accommodate the consequent increase in local population size; and (d) totally inadequate proposals to alleviate the flooding & drainage problems and risks in the proposed area of development, of which there has been substantial experience in the last 3 years.

In respect of highway safety and traffic, the proposal for a sole single access road connecting the proposed development by a junction to the narrowest part of the already inadequate and congested Roundstone Lane is absolutely unsupportable. Especially at peak times of the morning and evening, and at many other times including weekends Roundstone Lane is already a nightmare for local residents with considerable bottlenecks and long traffic queues at the junction to the south with the A259, exacerbated by the use of Roundstone Lane as a public bus route, a route also used twice per day by the Angmering school bus, frequent blockages by large vehicle transporters serving Apple Vehicle Rental near the junction of Roundstone Lane & Bramley Way, frequent delays due to the movement of heavy lorries into/out of the VHB Wholesale Nurseries and Haskens Garden Centre sites whose delivery access routes are solely onto Roundstone Lane, and frequent congestion, road-safety and parking problems caused by sports & other events held at Worthing Rugby Club whose sole access road is also onto Roundstone Lane.

No additional development to the east of Roundstone Lane can be justified and supported without at least one further access road being provided directly linking such development with the A280 by-pass road in order to curtail substantially traffic using the already problematic Roundstone Lane for access either to/from the A259 or via the High Street to/through the already congested and dangerous (to both road-users and pedestrians) centre of Angmering Village. The lack of dualling of the A259 to the south of this proposed development, east-west between Station Road and the A280 by-pass, already causes substantial and unacceptable traffic problems and delays both at peak and non-peak times and the single access route via Roundstone Lane proposed by this development will add further to those existing intolerable problems. As WSCC and Arun District Council are well aware from comments made to them at public meetings in respect of previously approved developments to the west of Angmering at Courtwick Drive and North Littlehampton, the resultant impact on traffic volumes on the A259 to the east, and the consequent increase in cut-through traffic using the narrow roads through the centre of Angmering in order to avoid the major road bottlenecks and tailbacks, has been ignored hitherto and must now critically be addressed. This new development proposal can only add to those intolerable existing problems.

Second, experience over the last 8 years and more in the neighbouring development of Bramley Green has shown conclusively that the level of parking space/garage provision proposed in the new development to the east of Roundstone Lane is woefully inadequate. Unless further parking capacity is provided within such development, the health and safety of road-users, pedestrians and children within the development will be subjected to unwarranted and dangerous levels of risk created by the congestion and obstruction caused. Such development should not be permitted without a minimum of 2 garages or off-road parking spaces per new residential property, and with parking space location & layout conducive to promoting off-road parking. The proposed development design and layout is inadequate in those respects.

Third, several years ago WSCC made a fundamentally flawed and unjustified decision to change its original commitment to build a new primary school on WSCC-owned land immediately to the south of Bramley Green. The consequence of that decision has in practice forced all parents with primary school-age children living in the approaching 1000 properties in the southern parts of Angmering (including 650 within Bramley Green) to drive their children each day at peak times in the morning and late afternoon to the only local primary schools available in Arundel Road in the northern part of Angmering. That has resulted in ongoing appalling additional congestion and risk to both road-users and pedestrians using Roundstone Lane, the High Street, Station Road and Arundel Road. It is imperative that any further new development in Angmering, especially to the south/south-east of the village centre, be accompanied by developer contributions to enable the provision of a new primary school in the southern part of Angmering - for which land is already owned by WSCC and previously earmarked for that purpose. Establishment of such a new primary school would reduce considerably the dangers and risks stemming from the otherwise continuing need for substantial numbers of parents to drive their children to/from school each day through the centre of the village.

Yours sincerely

A large black rectangular box redacting the signature of Sharon Leverick.

Sharon Leverick