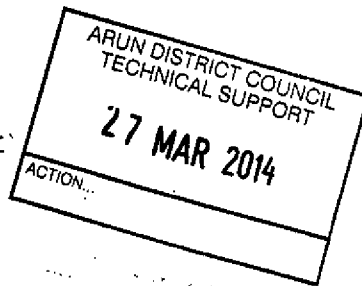


The Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



16 Weavers Ring
Angmering
West Sussex
BN16 4AJ

26th March 2014

Dear Sir

APPLICATION A/82/12
139 Houses East of Roundstone Lane

I object to this Planning Application for the following reasons:-

Contravenes Arun's Policy

This site is a greenfield site outside the boundary of the built-up area of the village. There are other more sustainable sites within the built-up area that could be built on first.

Need

There has been no demonstrated requirement for this housing development in Angmering.

Employment

There is insufficient local employment so the buyers would have to commute out of the area to work, leading to increased congestion on already busy roads.

Traffic & Roads + Transport

The traffic using Roundstone Lane is already heavy, particularly during the morning and evening rush hours. On the assumption that all of the proposed households will each have one or two cars this will simply add to the existing traffic problems in Roundstone Lane, through the village and on the A259 – a particular problem on the single carriageway section. The current bus service is inadequate.

Schools

The schools presently in the village have overcrowded classrooms. Primary school children have to cross the A259 to go to school in East Preston – not a safe route to school. Within Angmering itself the traffic congestion is such that no safe route to school exists there either, meaning that more parents take their children to school by car rather than on foot.

Parking in the Village

It is already difficult for people to park in the centre to carry out their shopping. This will be another problem area should the development go ahead.

Timescale

Angmering's residents have spent a great deal of time developing the Neighbourhood Plan. It is important that Arun do not decide on this application whilst this and their own Local Plan are still under discussion and consultation. Obviously all housing developments etc. should comply with both of these Plans.

Flooding

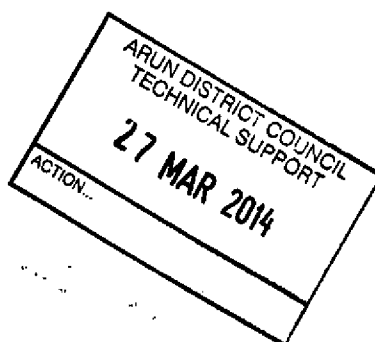
Building houses on the proposed site will reduce the surface area for rain to soak away, increasing the risk flooding occurring. Also the current sewers will not be of sufficient capacity to cope with the high volumes of rainwater we have experienced over the last couple of years. The land is prone to flooding, Cow Lane has a constant stream of water flowing down it after any period of heavy rain.

Yours faithfully

Gabrielle Hadley

cc Nick Herbert MP
cc SAV (Save Angmering Village)

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26th March 2014

Dear Sir

**Planning Application A/82/12
For 139 Houses East of Roundstone Lane**

I object to this Planning Application for the following reasons:-

Traffic & Roads

An increasing number of vehicles are using Roundstone Lane on a daily basis due in part to the single carriageway on the A259. These vehicles then have to either go down Weavers Hill, which in itself is very narrow and certainly not suitable for heavy traffic flow, or down High Street where there is an increasing number of parked vehicles and, in effect, due to the narrowness of the road and the parking, only a single lane for traffic where it enters the village centre.

I think it is safe to assume that all of the 139 proposed households will each have one or two cars and that these will be in daily use. At peak times it is fair to assume that at least 100 people from the proposed development will be travelling to work by car. All of these cars will enter Roundstone Lane via a single entrance/exit from the proposed development. This will cause traffic problems where these vehicles enter Roundstone Lane and further on in Weavers Hill and the High Street, particularly at peak times.

Parking in the Village

No provision has been made for increased parking in the village centre as a result of the proposed development. Already it is difficult for people to park in the centre to carry out their shopping. This will be another problem area should the development go ahead.

Proposed Development Site

The proposal to use the site in question for housing development is in contradiction to Arun's policy to avoid building outside the built-up area. Although Arun appears to have designated this site as suitable for housing development, no justification has been given for why this particular site should be built on as opposed to other available brownfield sites. We prefer small areas of new house development, scattered throughout the village.

Flooding

The concreting over of the proposed site will reduce the surface area for rain to soak away, increasing the risk flooding occurring. Also the current drains will not be of sufficient capacity to cope with the needs of the extra proposed housing and the high volumes of rainwater we have experienced over the last couple of years. This problem has already arisen in Littlehampton.

Sustainability

This development does not meet the Government's sustainability requirements as no new jobs are being created in Angmering for the residents of the proposed 139 houses. This means once again the residents will be using their cars to travel to work, increasing, traffic, traffic noise and pollution etc. Arun appear to be quite happy to allocate land for housing which they know will be eagerly taken up by developers, but when it comes to providing jobs they seem to be far less able to provide them. They are quite capable of designating areas for industrial/commercial development but are then quite incapable of actually getting firms/ businesses to move onto these sites. So we appear to be getting ever greater disparity between houses being built and jobs being provided.

Housing Need

There is no demonstrated need or requirement for this number of houses being built for local people in Angmering. Even if local people wish to purchase these houses it is doubtful that they could afford to as wages are generally not high enough to pay the huge mortgages necessary.

Design and External Appearance of Buildings

Government policy is that the local community should be involved with the design and external appearance of buildings on any proposed housing development site. So far I am not aware of any Angmering organisation or residents being involved in this aspect. It is important that the proposed buildings should be of suitable quality and appearance to blend in with the area, particularly in relation to parking provision for each household. There are ongoing problems with this aspect on Bramley Green and it is hoped that both Arun and the developers will learn from this.

Quality of Life

The existing residents have the right to a reasonable quality of life and this will be compromised by removing the current breathing spaces to the east of Roundstone Lane and by the extra traffic generated and demands on local resources from the additional residents.

Timescale

Arun must not decide on this application while their own Draft Plan and Angmering's Draft Neighbourhood Plan are still under discussion and consultation. Obviously all housing developments etc. should comply with both of these Plans.

Proposed Development

- This proposed development of 139 houses only has one exit road which is onto Roundstone Lane and this is unacceptable and could be dangerous if an emergency situation were to arise on the development.
- There is insufficient green space allocated within this development.
- This development appears to be part of the integrated proposed development of 500 homes for the land east of Roundstone Lane and does not make sense as a stand alone development. As the rest of the development will also be objected to, and hopefully not approved, this development should be refused.

Schools

There is no safe route to the primary schools in the north of the village from this development and, as of now, I know of no proposal for a new primary school in the south of the village.

Yours faithfully

Norman Hadley

cc Nick Herbert MP
cc SAV (Save Angmering Village)