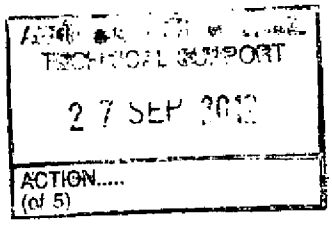
MR D SLACK
1 BRAMLEY COTTAGES
ROUNDSTONE LANE
ANGMERING
WEST SUSSEX
BN16 4FJ
25/09/2012



Dear Sir,

I am writing with reference to planning application A/8/12. I am writing to express my objection to the proposed building of 150 homes in the land east of Roundstone Lane.
I would like to start by stating that government policy is to build on Brownfield site prior to using Greenfield sites, for which this is and I do not feel reasonable alternative sites have been explored fully. Roundstone Lane is a narrow road with traffic calming measures in place. Living in this road I feel I am well placed to state that despite traffic calming measures the road is already very busy especially at peak times, far more noisier than I expected for a B road. I have only lived here for a short time and therefore I am concerned about the impact of further traffic in the village and further noise pollution and any chemical pollution from increased traffic congestion. The road is also very narrow when considering development and consideration to existing properties from any site traffic that may occur. In the application it states noise levels are currently acceptable , however with the increase in housing I am certain from the figures provided it would exceed acceptable levels for any new and existing residents.
From all the available evidence, i.e. there is none, there appears to be no demonstrable need for this housing estate. It is inevitable that applying for 150 houses is only the first stage and that this will open the floodgates to develop the whole of the east side of Roundstone Lane. I would question the need as properties in Angmering in particular as they would be more expensive as you would be paying a premium to live on the edge of a village.
It is also questionable as to whether any of these houses would sell as mortgages are very hard to obtain in this current climate. An estate that Barratts built in Littlehampton had trouble in selling their housing stock and as a consequence more houses that were affordable were offered which is only a good thing, but also more social housing became available as the builders were unable to sell, again seen as positive for any waiting lists , but the end result was anti social problems on this estate and very unhappy private buyers. This demonstrates that there is not the need for such large housing developments in Arun let alone Angmering village.
I am not an expert in flooding or the associated issues but understand concerns from local residents who are expert in this area and question Barratts plans regarding this area.
I have discussed traffic in Roundstone Lane , but would like to point out increased congestion to the A259 which would be inevitable. It is already very difficult to get from

MRS J HARRISON
1 BRAMLEY COTTAGES
ROUNDSTONE LANE
ANGMERING
WEST SUSSEX
BN16 4FJ
25/09/2012

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
27 SEP 2012
ACTION.....
(of 5)

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A to B locally and this needs to be considered along with infrastructure for any development but so far this has not been done.
I understand that the local primary schools are at capacity and this needs addressing, and any future developments would surely demand the need for more schooling for this age group in particular.
My area of local knowledge is healthcare and I know that this development would cause further strain on the local NHS facilities. There is a medical centre in the village, however whilst this was a new building, the centre did not provide extra medical cover, it utilised existing GP,s from the Coppice surgery, inevitably that is why patients wait 3 weeks for appointments. Most people consider the GP and the hospital as healthcare but associated professionals need to be considered, Local Trusts and West Sussex county councils ability to cope with the increased pressure upon services that large housing developments pose. At present these services could not cope adequately to provide any new residents with a quality service or it would mean a decline in services for the existing residents of Angmering village.
Arun District council will understand that there only so much money and this is the same for the NHS and other local services.
As previously stated I have only lived in the village for just under two years and I am inevitably very upset that development could be upon my doorstep and understand that progress and change is inevitable, however any housing estate on this scale will detract from a charming village that I feel would be lost with the building on this land.

Yours Sincerely

Mrs J Harrison

Cc SAV
Cc Angmering parish council

[redacted]

16 Weavers Ring
Angmering
West Sussex
BN16 4AJ

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
27 SEP 2012
ACTION.....
(of 5)

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

25th September 2012

Dear Sir

Planning Application A/82/12
Barratts' 150 houses east of Roundstone Lane

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

Traffic & Roads

The traffic using Roundstone Lane is already heavy, particularly during the morning and evening rush hours. On the assumption that all of the 150 proposed households will each have one or two cars this will simply add to the exiting traffic problems.

Schools

The schools presently in the village have overcrowded classrooms. Primary school children are having 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. Arun must not decide on this application while this and their own Draft Plan are still under discussion and consultation. Obviously all housing developments etc. should comply with both of these Plans.

Need

There has been no demonstrated need or requirement for this housing development, existing property in Angmering remains unsold so where is the demand for an additional 150 homes?

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.

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Angmering
West Sussex
BN16 4AJ

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TECHNICAL SUPPORT
27 SEP 2012
ACTION....
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Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25th September 2012

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Planning Application A/82/12
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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 150 proposed households will each have one or two cars and that these will be used daily. At peak times it will be 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 ehicles 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 build on brownfield sites before greenfield sites and 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 sites or why 150 extra houses are required in Angmering.

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.

Arun's Policies

It would appear to be Arun's policy not to build on good agricultural land such as this proposed development site.

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 150 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.

Design and External Appearance of Buildings

Government policy is that the local community should be involved with the design and external appears 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.

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.

cc Angmering Parish Council
cc Nick Herbert MP
cc SAV (Save Angmering Village)

To

ARUN DISTRICT COUNCIL

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
25 SEP 2012
ACTION.....
(of 5)

THE GATE HOUSE,
1, WEAVERS RING,
ANGMERING
WEST SUSSEX BN16 4AJ

23-9-12

Dear Sir,

BARRATTS PLANNING APPLICATION
REFERANC No. A/82/12

We strongly object to the above planning application on the following grounds :-

1) The traffic through the village will be greatly increased particularly High Street, Weaver Hill, Arundel Road and Station Road which already have problems with through traffic which use this instead of the by-pass.

2) The centre of the village is a conservation area with many listed building. many of the roads are narrow and are unable to cope easily with the present volume of traffic : further development will cause further congestion in the village centre and could cause damage to the Building in the conservation area.

3) There is no provision in the plan for infrastructure to include school and medical facilities such as

doctors surgery.

4) Once the 150 Roses have been built it will cause a precedent and before we know it the whole of the area between Roundstone Lane and the Gypsy will be built on which could cause flooding due to the reduction in natural soak-aways in the area.

5) There is already a lack of bus service in the village. 1 daytime bus an hour, none on Sundays and Bank Holidays. Therefore people will have to use their own transport, this will cause further congestion.

We hope you will take these points into consideration when considering the application

Yours faithfully

[redacted]