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Angmering
West Sussex
BN16 4JW

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

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

24 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:-

The land for this proposed development is a Greenfield site and falls outside the current Angmering development area that runs to the end of 2012. ADC's draft Local Plan covering 2013-2028 is largely opposed to building on Greenfield sites.

This application is just the start as it is known the Applicant has signed "options to purchase" on two further adjoining sites. If ADC allow this present application this will set a precedent for a total of another 600 properties to be built. The residents of Angmering have made it very clear they do now want another 600+ houses "bolted on" to their village, this was made apparent in a recent survey conducted by the Save Angmering Village group. This survey showed 99.69% of the village were opposed to any further large scale development. Approximately 10 years ago Bramley Green was built and this development totalled nearly 700 extra houses, therefore to be faced with yet another 600+ houses is appalling.

When Bramley Green was constructed, no primary new school was built and this has caused an unacceptable situation for parents. If this current application is allowed where will those children go the school as the two "faith" schools are full plus a waiting list? At the present time many families are faced with the situation of having one child at one school in the village but their siblings have to travel several miles to other schools – a totally unacceptable situation.

The plans for this development appear to show only one footpath on the west side of Roundstone Lane. Does this mean that parents taking their children to school, village shops and using the bus will have to immediately cross the road because no provision has been made for a pavement, on the east side of Roundstone Lane. What has happened to the commitment "safer route to school"? Roundstone Lane is a narrow lane which currently has difficulty when the hourly bus is using the road and traffic is coming in the opposite direction. Also there appears to be only one exit from the site which will make it very hazardous for crossing the road to get to the pavement on the west side of Roundstone Lane. It has been established that Roundstone Lane has an already excessive amount of traffic because the road is used as a "cut through" and the "speed humps" installed have certainly not made the traffic slow down as was envisaged.

Angmering Village is liable to flooding as was evident only a few months ago when the village centre was cut off. The proposed site is of clay soil therefore building on such an area would only cause severe problems through run-off, whenever it rains heavily.

Angmering's sewerage system is of grave concern to all villagers. It is under severe strain already and building lots more properties will only cause a total collapse of the whole system. Parts of "The Dell" area have already experienced this problem. The sewers cannot cope with any further strain on the current system.

The A259 is grid-locked each day at rush hour and school times and it will get much worse, i.e. the new Asda store at Ferring which is opening shortly, Morrisons new super-store at Wick, Sainsburys re-build of its current site and the recent totally new Haskins Garden Centre. All the extra traffic from the proposed new development on land east of Roundstone Lane will have a large impact on the current horrendous volume of daily traffic along the A259.

It is a well known fact that Worthing Rugby Club intend vacating their site on the east side of Roundstone Lane and will be selling this for further development. The same applies to VHB again on the east side of Roundstone Lane for yet more possible development. If this application was successful then a precedent has been set for all these future developments – the village cannot cope with all these extra properties. Yes, a few houses are needed for the village as a whole but currently these only total 7 – NOT 150 which could well become 600 in a very short space of time as previously mentioned.

Any large scale development on the land east of Roundstone Lane will not bring any extra benefit to the village as the residents will commute to places such as Chichester, Brighton, Worthing and further, such as London and the surrounding areas. This is a semi-rural area and as such has no large scale businesses.

If this particular application of just 150 houses were to be agreed, then a precedent would be set to "open the flood gates" for the whole of the east side of Roundstone Lane to become a concrete jungle, with very little recreational area provided.

Please do not inflict any further large scale housing development in this village which is so close to the South Downs National Park, and certainly does not have the infrastructure to cope. Keep Angmering a village with a central "heart" not a sprawl of houses with no infrastructure provided.

Yours faithfully

Mrs R Rogers-Davis