Dean Sprankling
Flint Cottage
Roundstone Lane
Angmering
BN16 4AP

Your Ref: OWPC2139
Our Ref: A/82/12/ *30-07-2012*
Please ask for:
Mr P Cleveland

3rd March 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Residential development comprising 139 no. dwellings including 30% affordable with access, landscaping, open space & associated works (this application is a departure from the Development Plan)

Land to east of Roundstone Lane Angmering

Thank you for your internet representation made on 1st March 2014 which has been recorded as '**an objection**' with the comments as follows:

Please find my objection to the proposed development of 139 houses east of Roundstone Lane, Angmering.

I am opposed to the development of the land applied for under Arun District Council Planning Application A/82/12 for the following reasons:
1. It is entirely inappropriate to build houses on Grade 1 agricultural land outside the built-up area in Angmering when there are suitable brownfield sites in the village.
2. The building of a 139 housing estate would be directly contrary to the expressed opinion of Angmering residents.
3. The proposed development would further erode the character of Angmering village.
4. Would violate the protection of the Rural-Urban Fringe
5. The applicant has not provided any evidence to support the need for, or the sustainability of, the proposed development.
6. This development will damage the quality of life of existing villagers on Roundstone Lane that is already under stress.

If however the Application was passed I am opposed to the suggested traffic ingress features for the following reasons:

Proposed Alteration to Existing Traffic Calming Feature Roundstone Lane, Angmering.
1. Placing the entrance directly opposite residential driveways increases chances of accidents and congestion.
2. Entrance near to the blind bend at High Street\Roundstone Lane increases the chances of accidents and congestion.
3. The increased pedestrian traffic on Roundstone Lane walking from Pound House\Spotted Cow to the proposed development and vice versa, would increase the risk of accidents, as there is no footway for 10 yards at which point pedestrians are forced to cross the road on a blind bend.
4. Replacement of the current traffic calming feature (Give way to oncoming traffic) with the raised table junction is not consistent with traffic calming features throughout the rest of the village.

Entrance to any development would be best served by:

5. Entrance via the A280. The precedence has been set by the entrance to Water Lane & Ecclesden Lane. This would divert traffic away from the village. Otherwise 300+ additional cars daily would use the High Street and Weavers Hill as a cut through. These are in practice single lane roads due to on street parking.

Best regards
Dean & Allison Sprankling
Flint Cottage
Roundstone Lane
Angmering BN16 4AP

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permisison to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration