

[REDACTED]

From: The Spranklings [REDACTED]
Sent: 01 March 2014 10:34

[REDACTED]

Cc: Dean Sprankling
Subject: Objection to Planning Application A/82/12/ - Roundstone Lane, Angmering

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

We are opposed to the development of the land applied for under Arun District Council Planning Application A/82/12 for the following reasons:

1. The applicant has not provided any evidence to support the need for, or the sustainability of, the proposed development.
2. The building of a 139 housing estate would be directly contrary to the expressed opinion of Angmering residents.
3. 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.
4. The proposed development would further erode the character of Angmering village.
5. Would violate the protection of the Rural-Urban Fringe
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/egress 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 pedestrian and cyclist injury or death.
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 pedestrian injury or death, 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. Once again, the lives of pedestrians and cyclist will be put at risk on roads with no pedestrian walk ways.

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