

3 Lucksfield Way
Angmering
West Sussex
BN16 4GU
20th June 2017

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

Dear Sir

Planning Application A/99/17/OUT
Rydon Homes Limited 175 houses south of Water Lane, Angmering

I object to the planning application for the following reasons:

- No local need for housing as there have been major housing developments in the local area over the past 10 years and many people are moving to this area which is pushing up house prices, which local people can't afford to buy.
- There is insufficient Traffic infrastructure to cope with further development in Angmering. The roads are already very busy around the village and recently the queue from the Station Road roundabout joining the A259, was queuing back to the Doctors in Angmering Village. There's a lot of traffic using the Village as a short cut and until there is a bypass to the west of Angmering the Village will stay very busy. By adding additional housing the Village will not cope with the extra traffic, especially around school runs and rush hours. I would like to see the access route onto the A280 as we know that most of the cars will drive through the Village to access the A259. All traffic wanting to head south from this development will travel through the village to join the A259 as the only direction of traffic near the development is north on the A280. This will just increase the already busy roads in the village. Recently the queue into the village from the A280 was backed up onto the A280 bypass. The additional junction created by this development will further add to the congestion on Water lane.
- It is wrong to build up to the edge of the South Downs National Park on a green field site, when there are brown field sites locally that should be used. Green open spaces should not be used as it's destroying the identity of the village.
- There has been substantial development and planned development locally in the surrounding area, and with the new BMW, NEXT, ALDI all opening on the A259, no further house building should take place within Angmering until the impact of these builds, and the current David Wilson and CALA homes developments have been reviewed.

- There is no current need by the local people for the housing. This development isn't to provide for a local housing need. It is driven by a company's drive to maximise profits for shareholder return.
- There aren't enough local jobs for the people who would move in to these houses. The new owners would more than likely have to travel outside of the local area for their work. This would make the local traffic even worse on the local road, the parking on the local streets around the station even worse and Downs Way is already extremely busy and dangerous especially with the local secondary school being so close and the pupils cross that road from the station area. All home owners would need to travel through the village via Station Road or Roundstone Lane and A259, to reach the local station. These two routes are already extremely busy and it's very short sighted to keep building houses without improving the road network.
- The current Angmering schools won't be able to cope with the increase in children needing local education. Unless a new primary school is built the children would either have to go to East Preston which would increase traffic on the A259, or St Margaret's School in Angmering which is already full and the traffic along the Arundel road often comes to a standstill at school times.
- Over previous years the volume of rain that all areas have encountered has been incredible. The bottom field just south of Water Lane floods several times a year as the stream can't cope with the water running off the fields. It was only a few years ago when the Village Square flooded and any additional housing will increase the water to lower lying areas. The surface water collection facility at the bottom of the Bramley Green estate has had a vast volume of water collected in it over previous winters and this application would need to offer a much improved drainage facility to safe guard the house's in the Village. The developers aren't considering the impact this will cause beyond their boundary.
- This doesn't consider the Neighbourhood plan which should drive future development within the local area.

Yours faithfully

Ross Twyman

cc Angmering Parish Council
cc Nick Herbert MP
cc SAV (Save Angmering Village)
cc Paul Bicknell
cc Andy Cooper
cc Dudley Wensley