

Anthony Cross
2 Bramley Cottages
Roundstone Lane
Angmering
BN16 4FJ

Your Ref: OWPC18178
Our Ref: A/40/18/OUT 20-03-2018
Please ask for:
Michael Eastham

10th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

Land North of Water Lane Angmering

Thank you for your internet representation made on 10th May 2018 which has been recorded as '**an objection**' with the comments as follows:

- 1. The flood risk to those houses downstream of the proposed development CANNOT be completely mitigated. National guidance states that the risks posed by any development MUST NOT increase the risk to those downstream. This proposed development clearly breaches that obligation.*
- 2. The impact on the South Downs National Park also CANNOT be mitigated even with a large buffer zone. The houses proposed will be 2 and 2 and a half stories high and as such will be clearly visible from the SDNP and therefore compromise this amenity.*
- 3. The proposed development will negatively impact upon the SDNP in respect of its Dark Skies Designation. Even with public street lighting that limits light escape, because of the proximity to the park, light pollution will be evident.*
- 4. Pedestrian safety is a concern as there are no pavements connecting the proposed development with Angmering Village.*

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 permission 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

Neil Crowther
Group Head of Planning