

Rob Kanaar
Leechcroft, Bentley Close
Angmering
BN16 4GF

Your Ref: OWPC2123
Our Ref: A/82/12/ 30-07-2012
Please ask for:
Mr P Cleveland

28th February 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 27th February 2014 which has been recorded as '**an objection**' with the comments as follows:

Nothing has materially changed in this new application, from the original and the objections I sent you on 27 August 2012.

I therefore repeat that:

- *It is opportunistic and premature because it is trying to get in whilst both the Arun Local Plan and Angmering Neighbourhood Plan are being drafted and agreed*
- *It is unsustainable because the infrastructure of the village is little changed from when it was 2000 houses.*
- *The infrastructure is totally incapable of supporting this size of development, and any plans to improve the infrastructure are many years away:*
 - o Inadequate water resources - at the end of winter 2012, a drought order was in place without any new houses. New houses will severely exacerbate water shortage*
 - o Inadequate road capacity - the A259 is already jammed most times of the day, and will be worse with Sainsbury's, Asda and Morrisons new development without including the extra housing already approved for Littlehampton, Toddington, Titnore, etc*
 - o Inadequate safe routes to school, so children will be taken to school by car exacerbating the existing gridlock within the village at school run times*
 - o Inadequate sewerage capacity, The Dell development already has overflow issues*
 - o This proposed development will have major impact on natural drainage not only for the developed area, but all surrounding areas - Cow Lane will become even more muddy and probably flooded most of the time*
 - o This amount of development will obstruct natural water permeating into the underground aquifers, thereby severely damaging future water availability*
 - o Southern Water have maintained for a number of years that they can manage their leakage target set by OFWAT. In May 2012 they have finally admitted failure to control leaks, and have gained and increased leakage target. They now say they can manage with an extra large scale development, can their comments be believed, or will be faced with catastrophic water shortages leaving us on drought orders throughout the years to come, not just summers?*
- *Cow Lane is an ancient by-way, and should not be tarmaced over as if it was just a general footpath.*
- *Minimal archaeological assessment has been made of the area which has high potential for major archaeology, as previously been identified by West Sussex County Archaeologist*

in rejecting the original application.

- *The Arun draft plan states that development should not be permitted on greenfield sites. This site is existing agricultural land, currently in use.*
- *Arun have previously stated that Angmering has already accommodated its share of new developments. What has changed that they now expect Angmering to take more large scale development?*
- *Bats are known within the area - as confirmed in a report provided by the Sussex Bat Group which identifies that:*
 - o Bats return to the same roost sites every year, so even if the animals themselves are not present, the roost is still legally protected*
 - o The reduction in bat numbers is largely due to their roosts being disturbed or destroyed, a loss of suitable feeding and flightline habitat (e.g. hedgerows) and a reduction in insect numbers (e.g. through farming intensification and the use of pesticides). Bats are also particularly vulnerable to human interference for the following reasons:*
 - They have a low reproductive rate; generally one baby a year.*
 - They require specific conditions for each of their roost types.*
 - They are very secretive and often go unnoticed until discovered by building works or home improvements.*

On the basis of the above comments I object to this planning application.

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 to 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

Karl Roberts
Assistant Director Planning & Economic Regeneration