

Mr & Mrs T Woods
3 Weaver's Ring
Angmering
Littlehampton
West Sussex
BN16 4AJ

Your Ref: OWPC14187
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
David Innes

8th June 2017

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 (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a Departure from the Development Plan
Land South of Water Lane Angmering

Thank you for your internet representation made on 7th June 2017 which has been recorded as '**an objection**' with the comments as follows:

We strongly object to this application on the basis that it-

- 1) departs from the Neighbourhood Plan which therefore fails to respect or adhere to it nor the wishes of the local people.*
- 2) is an over-development of Angmering and will have an adverse effect on the local landscape character. It will be visually damaging from the National Park.*
- 3) proposes a site which has a 'high probability of flooding' and fails to respect how this will affect neighbouring properties*
- 4) will be the loss of a vital water soakaway area.*
- 5) will be a loss of the undeveloped rural character of the area and a further loss of open space for Angmering.*
- 6) will increase the congestion on the surrounding road systems which are already inadequate.*
- 7) impinges on an important conservation area.*
- 8) will have an adverse effect on local schools and doctors that are already at capacity.*

Thank you for your consideration.

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