

R Kanaar
Leechcroft, Bentley Close
Angmering
BN16 4GF

Your Ref: OWPC14266
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

16th 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 15th June 2017 which has been recorded as '**an objection**' with the comments as follows:

- 1. The vehicular access for a site of this size has not taken into consideration the capacity of Water Lane, and other developments already approved, i.e. Broadlees in Dappers Lane. For exiting traffic to go south, it will have to go through Angmering village, as there is no southbound exit onto the A280. This will further exacerbate traffic volumes in the village, and further endanger school children who have to cross Station Road to reach the primary schools.*
- 2. There is nothing in this new application that differentiates it from one submitted a number of years ago for the same site, and which was refused by ADC due to its effect on the Angmering Conservation area, outside the built up area boundary, and is now contrary to the Angmering Neighbourhood Plan, and the visual impact from the South Downs National Park.*

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

Neil Crowther
Group Head of Planning