

Richard Murphy
Sunningdale, West Drive
Angmering
BN16 4JE

Your Ref: OWPC14294
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

21st 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 20th June 2017 which has been recorded as '**an objection**' with the comments as follows:

The proposed development is outside the agreed built up area as identified in the approved Neighbourhood Development Plan for Angmering, and accordingly should be rejected.

There will be an as yet unquantified impact on drainage occurring through development of this parcel of land; any change in drainage may have a profound and lasting effect on adjoining land and Water Lane, which unfortunately has flooded twice in the last six years. Local infrastructure to include roads, traffic flows, schools and medical facilities cannot cope with existing demand, this development will only further exacerbate existing shortcomings in these facilities.

Development will result in further destruction of already scarce natural habitat for insect plant and animal life.

Development will make no contribution to the need for 'social' as opposed to affordable housing.

Development has nothing to recommend it, and in summary will reduce the quality of the rural life of the 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