

James Belbin
Ross Cottage
Station Road
Angmering
BN16 4HL

Your Ref: OWPC14301
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:

Dear Sirs,

I feel compelled to object to this application.

There are various reasons why this application should be rejected, but focusing specifically on planning policy. It should be noted that the location of the proposed development is not an area that has been earmarked for development in the Arun Local Plan.

If the Local Authority were to consent to this development it would make a mockery of the Local Plan, which has been formulated through consultation with the local community and the very people who have the villages best interests at heart.

I support sustainable development that positively adds to our housing needs, but not at the detriment of our environment and community facilities. I would argue in the strongest terms that this proposed development would significantly impact on Water Lane and the immediate surroundings of the Spotted Cow pub.

I therefore strongly urge the Case Officer, in this instance, to refuse this 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 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