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Sent: 21 June 2017 10:43

To: Planning

Subject: Objection: A/99/17/OUT - ' Land South of Water Lane' Angmering - OBJECTION

Dear Sir/Madam,

As a resident in the village living close to Roundstone Lane, I am most concerned about the impact the developments are already having. The local GP surgeries are unable to take more patients and local schools cannot expand quickly to meet the immediate need.

In addition, this application seems underhand as it appears to have been sneaked in, is not on your portal and seems to only want to achieve approval to site access which is less controversial than other elements. We voted in local Councillors to represent us and not to ignore clearly expressed majority views. Siding with a developer against our views appears to have little to do with democracy and more about having your strings pulled by central government dictats and the the charm of a developer's overtures.

Specifically:

- 1) There is no reason why this application should come forward now for approval before the independent Examination of the Arun Local Plan, which we understand is scheduled for September.
- 2) The Angmering Neighbourhood Plan shows this site as rejected for development.
- 3) This is the wrong site to consider for future housing development in Angmering. There are other sites proposed by Angmering's Neighbourhood Plan which have come forward as a result of your DC's call for sites that are much more suitable.
- 4) The site is in an area of Angmering that is a known source of surface water flooding, which in the recent past has flooded properties downstream in the Village centre.
- 5) It is in a countryside location outside of the built-up area boundary.
- 6) The proposed development will have a detrimental effect on the local landscape character, the Angmering Conservation area and on views into and from the South Downs National Park. The Neighbourhood Plan clearly shows this site to be in the forefront of these views.
- 7) Your own Arun DC Landscape Study confirms that the character and setting of the surrounding rural landscape (on the boundary of the National Park and the settlement of Angmering (albeit divided by the A280) would be adversely affected by the proposed development.
- 8) The Strategic developments at Roundstone Lane are still not complete. No further major housing development should be considered until the infrastructure agreed as part of the Roundstone Lane development is delivered.
- 9) 175 more homes will not only add to traffic across the general area but, more importantly, to congestion of local roads and in particular Water Lane.
- 10) It will have an adverse effect on schools and doctors surgeries that are already at or nearing capacity.
- 11) The dualling of the A259 and impact on local traffic needs to be fully assessed via the Local Plan Examination process before any more development is approved in Angmering.

David Silver,
11, Foxwood Avenue, Angmering, BN16 4FU