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Sent: 21 June 2017 16:01

To: Planning

Subject: OBJECTION - Planning Application A/99/17/OUT; Land South of Water Lane

To...

The Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF

Ref: OBJECTION - Planning Application A/99/17/OUT - Land South of Water Lane

Dear Sir,

I write to register my OBJECTION to the above planning application; A/99/17/OUT.

Primarily, this site has been rejected by the *Angmering Neighbourhood Plan* and is in a countryside location outside of the built up area boundary.

Additionally, the continual burden of housing Arun District Council attempts to inflict on Angmering is severely destroying the character and the quality of life of the village. The creaking infrastructure apart, the sheer scale in the last major green corner of Angmering, along with the callous thrust into the village from the western side of 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.

Site location and access is at best puzzling. It is in fact two sites (separately owned) masquerading as one, by virtue of a 'trojan horse' access strip. At the very least one would have expected individual planning applications. Leaving aside ADC's much vaunted praise in the past for the quality of the agricultural land that will be destroyed by the larger part of the site, main access is from a very challenging part of Water lane. The smaller part of the site appears somewhat marooned and dependant on questions that will arise around the previously mentioned access strip, but more worryingly proposes shepherding pedestrians onto Weaver's Hill. Even now, this area is treated locally with severe road safety caution, due to its topography.

Returning to the main access point in Water Lane, any one of the hundreds of potential extra cars that wish to exit the development and transit south east, are unlikely to elect a lengthy excursion north on the Angmering Bypass to the A27, just to turn and return south to the A259. They will be turning left into the already severely congested village, where queues can often be seen from the A259 back to the Angmering shops.

Another major area of ongoing concern for Angmering is flooding, particularly in the Water Lane area. The proposed site, both major and minor parts, are substantially above (and sloping towards) Water Lane. At present they act as a partial soak-away for this main road below. It takes little imagination to forecast the effects of concreting over this area, whatever mitigating efforts are proposed. To compound this, the smaller area adjacent to Weaver's Hill, has a northern boundary with a cliff edge type feature to the lower (unconnected) field next to Water Lane. This field is regularly flooded to a certain point even under the present circumstances.

This is the wrong site to consider for future housing development in Angmering. To return to where I started, this site has been rejected by the *Angmering Neighbourhood Plan*. It is a blatant attempt by a developer to game the system and drive a wedge between a District Council and the residents of the village, for a whole raft of ever changing reasons with which they hope to confuse both sides.

I trust you will not approve this opportunistic application.

(Mr) AV Norris

'Walnuts'
The Avenals
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