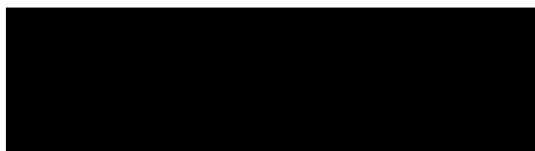
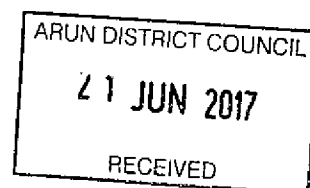


**CARLTON COTTAGE
HIGH STREET : ANGMERING VILLAGE
WEST SUSSEX : BN16 4AW**



The Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex BN17 5LF



19th, June, 2017

Dear Sirs,

Ref : A/99/17//OUT Land south of Water Lane

Access: Insufficient Medical Facilities: Infrastructure: Traffic Management: Loss of Countryside: Lack of School Facilities: Departure from Neighbourhood Plan; Proximity of The Conservation Area, Listed Buildings and The National Park, etc. etc.. These are just a few of the reasons why this planning application should not be approved.

Other objectors have already covered most of the above and also other specific points. However there are some other matters to which I should like to draw your attention.

1.) Hedgerows :-

The answer to question 5 of the planning application states that there are no hedges or trees adjacent to the development or might impact on part of the local landscape character. This is fundamentally false as at least half of the area is bordered by mature hedges and trees.

Has a full tree survey been provided? If not, why not!

2.) Landscape :-

The SHLAA Report drew particular attention to the Grade 1 field to the North of The Spotted Cow, stating, "Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable.

The landscape appraisal for this report suggests that the impact on the landscape is insurmountable and therefore the site is unsuitable for future development". The SHLAA may now be a dead duck but the landscape has not changed and these provisions must surely still be appropriate.

3.) Site linkage:-

The proposal is for the development of 2 separate, unconnected, sites, each in different ownership. and situated some two hundred yards apart. To accommodate this it has been necessary to appropriate about an additional half acre of pasture land purely to provide a link road. This must be insupportable use of agricultural land, each proposed site should be the subject of a separate planning application, leaving the central paddocks intact. It is my understanding that the owner of the central area has no interest in any other development of his land.

4.) Boundaries:-

The ecological report on the proposals stipulates that site boundaries should be provided by hedges not fences. Having discussed the proposed road link with the landowner, I understand that he has an agreement with the developers whereby the boundary between the road link and his remaining paddocks would be in the form of an 8 foot high fence. This would be contrary to your own requirements; can it please be looked into ? Also if this road were to be approved any street lighting thereon would be horrendous.

In view of the above comments I would hope you not approve this unwanted, opportunistic application It is the last thing Angmering needs or desires.

Yours faithfully,

A large black rectangular box redacting the signature of Tom Aucott.

Tom Aucott