

Mrs A Hampson  
66 Palmer road  
Angmering  
BN16 4LN

**Your Ref:** OWPC14352  
**Our Ref:** A/99/17/OUT 22-05-2017  
**Please ask for:**  
Michael Eastham

26th June 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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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

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Thank you for your internet representation made on 25th June 2017 which has been recorded as **'an objection'** with the comments as follows:

*This already shows as REJECTED in the ANGMERING NEIGHBOURHOOD PLAN - The site is in an area of Angmering that is a known source of surface water flooding and if this area was built on the flooding in the middle of the village would get worse as the water from water lane would have NO WHERE TO GO!- It is called WATER LANE for a reason.*

- It is in a countryside location outside of the built up area boundary.*
  - Arun's own Landscape Study confirms that the character and setting of the surrounding rural would be adversely affected by the proposed development.*
  - Because of its topography, the landscape impacts of this site are not obvious*
  - The site is in an area of Angmering known as a source of surface water flooding,*
  - The Strategic development at Roundstone Lane is still not complete.*
  - 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.*
  - It will have an adverse effect on schools and doctors surgeries already at or nearing capacity*
  - 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.*
- We OBJECT strongly to this proposed development A/99/17/OUT.*

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