

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 26 June 2017 09:27
To: Planning Scanning; Planning.Responses
Subject: FW: Objection: A/99/17/OUT

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 24 June 2017 20:41

To: Planning

Subject: Objection: A/99/17/OUT

Ty-Gwyn,
The Avenals
BN16 4AN

Dear Sirs,

I wish to express my objections to the above planning application.

My objections are as follows:

- 1) The proposed development land is grade 1 agricultural land which should be protected from development.
- 2) The land is too close to the South Downs national park and would ruin the visual aspect while approaching Angmering on foot or bicycle from the direction of Highdown NT land.
- 3) Any development would totally ruin the country pub qualities of the Spotted Cow PH - an important social asset for the village.
- 4) The only possible access to the land would be from Water Lane - already an accident blackspot and the main egress from the village towards the A24 London Road.
The impact of extra traffic from the development would choke already overcrowded local roads.
- 5) The proposed development falls outside areas designated for development in the Neighbourhood plan.
- 6) The site is an area known as a source of surface water flooding.
- 7) The addition of 175 more homes would overload medical facilities and schools.
- 8) Both the Neighbourhood Plan and the Arun Local Plan (2011 - 2031) REJECTED this site because of the damaging effect it would have on the local landscape, the Angmering Conservation Area and views into and out of the South Downs National Park.

Regards,
Ian McGivan