

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 26 June 2017 09:30
To: Planning Scanning; Planning.Responses
Subject: FW: Objection: A/99/17/OUT Land South of Water Lane

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Sent: 25 June 2017 15:57

To: Planning

Subject: Objection: A/99/17/OUT Land South of Water Lane

Dear Sirs,

This planning application is yet another example of housing company greed over the needs of the people and in particular the needs of Angmering Village.

I set out below the significant reasons that the Planning Department of Arun District Council must consider.

- There is no reason why this application should come forward now for approval before the independent Examination of the Arun Local Plan, which I believe is scheduled for September.
- The Angmering Neighbourhood Plan shows this site as rejected for development.
- This is the wrong site to consider for future housing development in Angmering. There are other sites proposed by Angmering's Neighbourhood Plan and that have come forward as a result of Arun's call for sites that are much more suitable.
- 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.
- It is in a countryside location outside of the built up area boundary.
- 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.
- Arun's own 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.
- The Strategic development at Roundstone Lane is still not complete. No further major housing development should be considered until the infrastructure agreed as part of the Roundstone Lane development is delivered.
- 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 and Roundstone Lane.
- It will have an adverse effect on schools and doctors surgeries that are already over capacity, for example the average waiting time to see a GP is now three weeks!
- Significant wildlife exists on this special area of land.
- Even more housing will continue to exhaust already overused resources, especially the local water supply.

- Even more housing will continue to put pressure on the already overused drainage systems.
- 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.

Taking all this in to consideration the only possible outcome is for this ridiculous application to be denied and we trust in the council to do the right thing by the people of Angmering.

Yours faithfully,

Nick Bishop

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