

## Bronte Welham

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**From:** Nicola Spencer on behalf of Planning  
**Sent:** 26 June 2017 09:32  
**To:** Planning Scanning; Planning.Responses  
**Subject:** FW: Objection: A/99/17/OUT Land South of Water Lane

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:** 26 June 2017 08:18

**To:** Planning

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

- The Angmering Neighbourhood Plan shows this site as rejected for development.
- 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.
- 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 that are 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.

Anthony Cross

2 Bramley Cottages

Roundstone Lane

Angmering