

Nigel Lax
79 West Drive
Angmering
West Sussex
BN164JE

Your Ref: OWPC14363
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

27th June 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

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

Thank you for your internet representation made on 26th June 2017 which has been recorded as **'an objection'** with the comments as follows:

This site is an area of character which links the village to the South Downs Park it should remain open fields and outside the built-up area.

I live in part of the indicative flood plain, in the lowest area of Angmering and in close proximity to the Black Ditch. I fear that this proposed development will add significantly more run off water to an already overloaded watercourse. The Black Ditch has a slow flow, it meanders from Angmering to Lyminster and in places has been redirected around fields at right angles. There are many tributary drainage ditches which flood into the ditch at 90 degrees further slowing the current. The stream is further hampered when it enters the river Arun particularly during high tides and in wet conditions causing it to back up. In 2012 the road drains in West Drive overflowed, gushing out water into the flooded road surface. The Black Ditch overflowed and flooded a large area of the Ham Manor Golf Course. I believe that this proposed development will create a significant flood risk to my home and surrounding area.

The roads of Angmering are inadequate and the Schools have grown too large. During school term time, traffic comes to a standstill as children are driven across the village to the two main schools (The Angmering and St Margaret's). Often, I have sat in traffic on Station Road for more than 20 minutes, just 400m from home, polluting our environment, while heavy traffic numbers struggle to access the A259. I have reservations as to how successful the proposed improvements to the A259 will be.

The few facilities and amenities of Angmering village have become more and more difficult to access. As a family, we now find it easier to use East Preston's more plentiful services, where we travel to the doctor's surgery, vets, sports facilities, restaurants, chemists and local shops.

Angmering has already taken the lion's share of local development. This site was rejected in the Angmering Neighbourhood Plan (2015). I have read the detailed response from Angmering Parish Council dated; 30th May 2017 RE: Arun Local Plan (2011-2031) (the Plan). The Parish Council rejects this site as not suitable for development and has in its place has identified other sustainable sites for development.

I accept there is a strong demand for housing and in my opinion, this has been reflected in the proposals made by the Angmering Parish Council. I trust that the planners recognise the damage that would be caused to the democratic process if they permitted development on sites rejected by the local council when suitable, sustainable alternatives have been put forward.

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 to 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