

Sylvia Verrinder
41 Greenacres Ring
Angmering
West Sussex
BN16 4BU

Your Ref: OWPC14358
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:

There is no reason why this application should come forward now for approval before the independent Examination of the Arun Local Plan, which we understand 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.

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

In addition with the recent Grenfell Tower Disaster in which Rydon are mentioned as being the main contractor and the subsequent revelation that hundreds more homes have been put at risk because of the cheapskate practices of developers and Councils (who knows how many of these are down to Rydon). It would be unwise to allow such a developer to build in Angmering as they cannot, in the light of recent developments, be trusted to deliver safe and affordable homes to any future residents of Angmering. Any Parish,

District Councillor or member of Staff would be held accountable should such a disaster happen in Angmering if they permit such a developer to build in Angmering or anywhere else in Arun District.

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