

From: Nicola Spencer on behalf of Planning
Sent: 27 June 2017 10:21
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

Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: nicola.spencer@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From:
David
Smith

Sent: 26 June 2017 11:19
To: Planning
Cc: Cllr. Paul Bicknell; Cllr. Andy Cooper; Cllr. Dudley Wensley;
Subject: Objection: A/99/17/OUT Land South of Water Lane

Dear Sirs

We wish to register our strongest **objection** to the planning application A/99/17/OUT by Rydon Homes on land south of Water Lane and north of the Spotted Cow, Angmering, as wholly unsuitable for the following reasons:

- 1) The Angmering Neighbourhood Plan has already determined this site as rejected for development.
- 2) The site is in an area of Angmering that is a known source of surface water flooding, which on multiple occasions in the recent past has flooded properties downstream in the Village centre and caused huge disruption to local businesses.
- 3) It is in a beautiful countryside location outside of the built up area boundary.
- 4) The proposed development will have a detrimental effect on the local landscape character, the Angmering Conservation area and obstruct views of the South Downs National Park.
- 5) Arun's own Landscape Study confirms that the character and setting of the surrounding rural landscape (on the boundary of the National Park) would be adversely affected by the proposed development.
- 6) The huge strategic development at Roundstone Lane is far from complete. No further major housing development should be considered until the very necessary infrastructure agreed as part of the Roundstone Lane development is delivered.
- 7) 175 more homes will add to traffic across the general area, adding further congestion of local roads and in particular Water Lane. Traffic already uses Water Lane through Station Road as a 'rat-run' to avoid the peak-time congestion on Angmering By-pass and A259 through the Roundstone and Station junctions and this will be further aggravated by this development....
- 8) Therefore, the dualling of the A259 and impact on local traffic needs to be fully assessed before any more development is approved in Angmering
- 9) It will have an immediate adverse effect on schools and doctors surgeries which are already at or nearing capacity.

In summary, we feel that Angmering has already contributed its fair share of new development to the Arun district housing needs, and while the possibility for further housing in the parish cannot be ignored, this particular site in a most picturesque part of the village, together with the high potential for additional flooding risk, even greater traffic congestion and safety issues, and

pressure on services it will create, is beyond all reasonable expectation of our treasured village and its community to bear.

We therefore request and expect that this application is rejected.

Yours faithfully
David & Sara Smith
26 Lansdowne Road
Angmering,
West Sussex,
BN16 4JX

