

From: Nicola Spencer on behalf of Planning
Sent: 27 June 2017 10:33
To: Planning Scanning; Planning.Responses
Subject: FW: OBJECTION: A/99/17/OUT Land South of Water Lane

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From: T Khoo

Sent: 26 June 2017 20:31
To: Planning
Cc: Cllr. Andy Cooper; Cllr. Dudley Wensley; [REDACTED]
Cllr. Paul Bicknell
Subject: OBJECTION: A/99/17/OUT Land South of Water Lane

Dear Sirs

I wish to OBJECT to the above Outline Planning Application for the following reasons:-

1. There is a reason that both Angmering's Neighbourhood Plan and Arun's Local Plan 2011-2031 **REJECTED** the proposed site for development because of the detrimental effect it would have on the character of the local landscape, the Angmering Conservation Area and on its proximity to the South Downs National Park.
2. There are more suitable sites in Angmering which have been made available rather than the Water Lane site.
3. Arun's own Landscape Study confirms that the character and setting of the surrounding rural area would be adversely affected by the proposed development.
4. The site is known for its surface water flooding and by further building around this area, it will dramatically increase the risk of flooding. Black ditch is already operating to its full capacity.
5. The strategic development at Roundstone Lane is still to be completed.
6. Added pressure of additional traffic from the site will put further strain on an already stretched road infrastructure both through and around the village. The area around the local schools is already dangerous at school pick up and drop off times and this extends down into the village and up onto the A259.
7. Local services such as schools, doctors surgeries and dentists are unable to cope with the current demand on them without adding further pressure from an unnecessary development.
8. 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.

Finally, there should be no reason why this application should be pushed through before the imminent examination of the revised Arun Local Plan.

Yours faithfully

Mrs Tracy Khoo – Angmering Village