

From: Nicola Spencer on behalf of Planning
Sent: 27 June 2017 10:48
To: Planning Scanning; Planning.Responses
Subject: FW: OBJECTION : A/99/17/OUT Land South of Water Lane

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-----Original Message-----

From: STEPHEN BARRETT [REDACTED]
Sent: 26 June 2017 22:16
To: Planning
Cc: [REDACTED]
Subject: OBJECTION : A/99/17/OUT Land South of Water Lane

Deaf sir/madam,

Please accept this email, as my objection to the above planning application. I am flabbergasted that such a scheme could even be considered, given the locality and the important fact it is outside of the Neighbourhood Local Plan.

My reasons for objection are as follows:

- 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 and at the bottom of Weavers Hill. It is completely irresponsible to consider development on this land for this reason alone. Fact – the water will have nowhere to run off (despite assurances and inclusion of man-made drainage) and will therefore lead to further flooding issues.
- As previously stated - the Angmering Neighbourhood Plan shows this site as rejected for development.
- 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 (which I understand took time and significant expense to fulfill) clearly shows this site to be in the forefront of these views. To develop on this land will make a complete mockery of the Neighbourhood Plan process and deem all such current plans worthless.
- 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 current ongoing 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. 175 more homes equates to at least 350 further cars further clogging the roads in the village that cannot cope now.
- It will have an adverse effect on schools and doctors surgeries that are already at or nearing capacity – despite a relatively new doctors surgery that was supposed to serve the village for many years to come.
- The proposed duelling of the A259 and impact on local traffic needs to be fully assessed via the Local Plan Examination process - before any further development is approved in Angmering. This is purely common sense.

In my opinion approving development on this land would be completely irresponsible for the reasons detailed above and would destroy the wildlife and habitats of these creatures in what is a conservation area. I wonder if anyone in particular will be wishing to take responsibility in the future, when our beautiful village has been destroyed for future generations and the whole area grid-locked?

I trust my objections are clear, however I am happy to provide further detail if required.

Regards,

Stephen Barrett.

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