

Ian Midgley
9 Lloyd Goring Close, Angmering

LITTLEHAMPTON
BN16 4LG

Your Ref: OWPC14396
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

28th 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 27th June 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/ Madam, I would like to strongly object against application A/99/17/OUT due to three key factors.

1. With regards to the infrastructure the area has already taken a very large amount of houses in the last 15 years with no significant upgrades to roads or schools. I appreciate that improvements to the A259 are promised however there have been no significant improvements for many years and the effect of the proposed changes will only go so far and is currently unknown. Although the access to the new development will not be onto the A259, Angmering village already struggles as cars try to avoid the queues on the A259, directing more traffic through Water Lane can only make this situation significantly worse.

2. With regards to the irreversible damage to the countryside around Angmering, I have grown up in the area and remember when Angmering was a small village, as I have grown up the village has now effectively merged with East Preston and Rustington removing key areas of the character of the three villages. This significant development, primarily borne by Angmering, has taken the countryside which made the area special. Through allowing further expansion of the village (outside of the village boundary!) even more of this precious countryside will be lost.

3. I appreciate that Arun's local plan was rejected but Angmering Neighborhood plan (which was made) rejected this site. Surely it would be more beneficial for the whole of Arun to target development towards brownfield or existing sites rather than to develop on more countryside areas that are not suitable? If nothing else then surely any such large scale applications should not be approved until an approved Plan for Arun has been accepted, this land is likely to be rejected by the Arun plan as the Angmering Local Plan has already provided sufficient reasons for it to be excluded.

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