

Lucy Todd
82 Palmer Road
Angmering
BN16 4LW

Your Ref: OWPC14387
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 wish to register my objection to the proposed development of land south of Water Lane.

The site that is subject to this application has previously been rejected for development in both the Angmering Neighbourhood Plan and the 2011-2031 Arun District Local Plan. It was assessed as having 'substantial' landscape sensitivity and 'low' capacity for housing development. Additionally it was determined that any development of this land would have a detrimental effect on the local area. These issues remain just as relevant today and so it seems preposterous to consider the application from Rydon.

Furthermore, the area immediately south of Water Lane, known as Black Ditch, poses a very real risk of flooding. The village has experienced flooding in this area in recent years, most notably in 2002 and 2012, causing damage to homes. Building on the land adjoining Black Ditch, which absorbs surface water and acts as a flood plain, will only exacerbate the problem.

From looking at details of the proposed development, it seems to me that Rydon is looking to make a 'quick buck' and then leave the issue of flooding for someone else to deal with.

The recent large scale developments in the village, namely Swanbourne Park and Cresswell Park have only added to an already stretched infrastructure. For example, class sizes at village schools are exceptionally high, the medical centre cannot provide sufficient doctor appointments for demand, and local roads are overwhelmed by traffic.

If our village is going to be subjected to yet more unwanted development, it could at least be situated on a suitable site. Land for over 1300 houses has recently been identified.

I await your decision with interest. Thank you for your time.

Yours faithfully,

Lucy Todd

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 to 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