

Sam Wright
Water Lane

BN16 4DS

Your Ref: OWPC14431
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

29th 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 29th June 2017 which has been recorded as '**an objection**' with the comments as follows:

I OBJECT to this application for the following reasons:

The Angmering Neighbourhood Plan shows this site as rejected for development as did the emerging Arun Local Plan.

My objection to this site is not nimbyism. The Angmering Neighbourhood Plan was positively prepared. It shows sites that the parish have allocated for development as well as other sites in the north of Angmering that with the potential for future development. This is not one of them.

The timing of this application is opportunistic, being submitted shortly before Arun's Local Plan is scheduled for independent examination. It seems pointless to go through the process of consulting on the Local Plan then ignore it at the very first opportunity!

This is another example of a developer taking advantage of the planning system to push an unsuitable application through without proper scrutiny. What the application considers reserved matters are what the sites suitability for development should be assessed against.

This is the wrong site to consider for development in Angmering.

The site is in an area that is known as a source of surface water flooding. The application acknowledges this but only concerns itself with flooding of the site itself. It is beyond belief that Rydon Homes are pushing for outline approval on this application leaving flood risk to others simply as a 'Reserved Matter' to be sorted out later.

The proposed development will have a detrimental effect on the local landscape character and the Angmering Conservation area. Arun's own landscape study confirms the character and setting of the surrounding rural landscape would be adversely affected by this proposed development.

Our doctor's surgery is at capacity and we are still waiting for the primary school that was promised by the Bramley Green and Roundstone Lane strategic developments. A proposal to extend the existing faith schools in the village yet again is not a solution. Apart from increasing the congestion caused by the school run on Arundel Road there needs to be the option of a secular school.

The proposed duelling of the A259 must be fully implemented before any more development is approved in Angmering. This is purely common sense. Especially as since the 700 houses in Roundstone Lane were approved as strategic and are still in the process of being built, applications for even more housing have been approved as well as for new retail parks along the A259 and new hotel and leisure facilities. Plus Audi are

moving their operation from Worthing to a site on the A259 next to Haskins. This site is supposed to be strategic. Therefore as strategic, it should wait to be assessed against the evidence provided as part of the re-examination of the Arun Local Plan. It should not be allowed to bypass this and proceed through the normal planning process. If Rydon is confident about their proposed development on this site they should be prepared to wait for the examination, which I believe is September, and have it properly assessed. Trying to by-pass Local Plan examination has to be a clue that they already know that it is the wrong site in Angmering to build on. Therefore, this application must be rejected.

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