

David Bowen
Mill Cottage
Old Mill Lane
Angmering
BN16 4AQ

Your Ref: OWPC14415
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 28th June 2017 which has been recorded as '**an objection**' with the comments as follows:

The Angmering Neighbourhood Plan clearly rejected this site as unsuitable for development. It is outside the built up area and encroaches unnecessarily on a beautiful piece of countryside when there are far more suitable sites identified in the Neighbourhood Plan. Development of the site would hugely exacerbate the well known flooding problems in the local area. The current unfinished development on nearby Roundstone Lane is already having an effect on local traffic congestion and a further 175 houses will impact greatly on this whatever access arrangements are eventually proposed. Local GP services are already under huge strain (appointment waiting times currently around 3 weeks) and this development can only impact negatively on this situation.

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