

Mr Simon Burgon
1 The Chantrelles
Angmering
BN164GR

Your Ref: OWPC14418
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:

As we see yet another identikit opportunistic planning submission for further development of our village the time has come for reflection on the extensive large scale developments that have been impose on the village over the last 15 years.

NO infrastructure has been provided at all, leading to unnavigable and unsafe paving between the said new developments and the schooling provision and Doctors surgery, or indeed library, several flood events and traffic build ups on Station Road and rat running through Water Lane which is single lane with no pavements.

The proposed site topography clearly slopes into Black ditch and development will cause more surface water to drain into this already restricted culvert.

All of this has led myself and other contributors to this application to question the competency or willingness for the public bodies to manage large scale development in a corrdinated fashion leveraging adequate infrastructure built alongside these develoments in a timely manner.

This sight has been rejected by the neighbourhood plan as unsuitable together with its imposition on the Angmering conservation zone that will change the aspect and character of the village and its views towards the South Downs national park.

Once again on this application along with both the Swanbourne park and Cresswell park application questions have been made of the traffic flows assumptions (only 10% of the houses will be commuting?) . With the current approved developments well into there building phase traffic schemes have yet to be implemented again leading to distrust in the agency's tasked with safe coordination and delivery of infrastructure.

Uncoordinated development is not sustainable development.

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