

[REDACTED]

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 14:09
To: Planning Scanning; Planning.Responses
Subject: FW: OBJECTION A/99/17/OUT : Land South of Water Lane

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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-----Original Message-----

From: Nick Smith [REDACTED]
Sent: 27 June 2017 13:08
To: Planning; Cllr. Paul Bicknell; Cllr. Andy Cooper; [REDACTED]
Subject: OBJECTION A/99/17/OUT : Land South of Water Lane

We wish to object to this planning application on the following grounds:

It is inappropriate for ADC to consider this application while the Arun Local Plan is under consideration by the Inspector.

This site was rejected for development in the Angmering Neighbourhood Plan which suggested other more suitable sites for development.

The site is prone to flooding and suitable measures to cope with this should be brought forward before any approval for the site is granted

This site lies outside the builtup area and is a countryside location which includes prime agricultural land.

This development would have a detrimental effect on views from the South Downs National Park and conflicts with the Angmering Landscape Study.

The development will impact on all the local infrastructure including the overstretched schools and doctors surgeries. The consequences of this will be unclear until the current Roundstone Lane development has been completed and occupied. The proposed development is therefore premature. There are no plans to mitigate the effects on the local infrastructure.

The impact on traffic in the village is likely to be severe, particularly in Water Lane which is too narrow to safely absorb the traffic from the development.

There is only one access route to the proposed development. If this were blocked by an accident, emergency services would not be able to reach any incident within the development.

The pedestrian access to the centre of the village via either Water Lane or Weavers Hill is hazardous and therefore unsuitable for either routes to school or family shopping. This will necessitate even more car journeys through the village.

We believe that this proposed development should not be approved.

Yours sincerely,

Nick Smith and Elva Martin