

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 14:28
To: Planning Scanning; Planning.Responses
Subject: FW: OBJECTION: A/99/17/OUT: Land South of Water Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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

Visit Arun's web site at [REDACTED] P Save the environment - think before you print.

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

From: [REDACTED]
Sent: 28 June 2017 09:58
To: Planning
Cc: Cllr. Paul Bicknell; Cllr. Andy Cooper; Cllr. Dudley Wensley; [REDACTED]
Subject: OBJECTION: A/99/17/OUT: Land South of Water Lane

OBJECTION: A/99/17/OUT: Land South of Water Lane

My OBJECTION is to the outline application by Rydon Homes for 175 houses on land south of Water Lane and north of the Spotted Cow public house, Angmering.

My OBJECTION to this application is that there is no reason why this application should come forward for approval at this point in time, before the independent Examination of the Arun Local Plan, which I understand is scheduled for September 2017. The proposed site is in an area of Angmering that is a known source of surface water flooding, which in the recent past has flooded properties downstream in the village centre.

The proposed development will also have a detrimental effect on the local landscape character, the Angmering Conservation area and on views into and from the South Downs National Park. The Angmering Neighbourhood Plan clearly shows this site to be in the forefront of these views and also shows this site as rejected for development. This is therefore the wrong site to consider for future housing development in Angmering. There are other more suitable sites proposed by Angmering's Neighbourhood Plan and that have come forward as a result of Arun's call for sites. Arun's own Landscape Study confirms that the character and setting of the surrounding rural landscape, on the boundary of the National Park and the settlement of Angmering - albeit divided by the A280 - would be adversely affected by the proposed development.

The Strategic development at Roundstone Lane is still not complete. No further major housing development should be considered until the infrastructure agreed as part of the Roundstone Lane development is delivered. More homes will not only add to traffic across the general area but, more importantly, to congestion of local roads and in particular Water Lane. They will also have an adverse effect on schools and doctors surgeries that are already at or

nearing capacity. The dualling of the A259 and impact on local traffic needs to be fully assessed via the Local Plan Examination process before any more developments in Angmering are approved.

Kind regards

Matt Squire