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From: josephine phillips

Sent: 28 June 2017

15:10

To: Planning

Subject: A/99/17/OUT - OBJECTION

Dear Sirs,

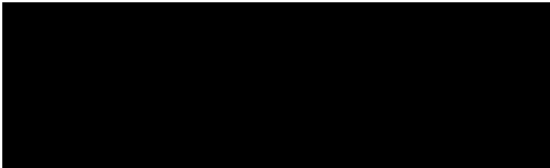
I would like to object to the above Planning Application by Rydon Homes to develop land at Water Lane, Angmering.

- Rydon Homes bought the Water Lane plots some time ago possibly at a bargain price BECAUSE the land is subject to surface water flooding. This has recently caused flooding further down the road in the Village of Angmering. Rydon Homes would expect to make a higher than usual profit as the land would have been valued taking into account this problem.
- Think of the problems which will arise for future home owners. Will Rydon Homes take sufficient precautions? Will they compensate the Village for damage caused by flooding resulting from development? Hopefully that won't get permission and the problems will not arise.
- Rydon have also purchased more land in Angmering. It is worrying to think what the quality of materials they use is like. Do they build safely? They need to be extra vigilant if they are considering developing land which floods.
- Rydon Homes won the contract to clad Glen Fell Tower in Kensington by submitting a very low bid. We know the result of the material they used. Should they be allowed to develop housing? Did they obtain confirmation from the Fire Service that the materials used at Glen Fell were completely safe and fire proof - NO. Surely this question must have arisen. Can ADC afford to take this risk. The Tax Payers are the ones who have to pick up the 'tab' for these 'disasters'.

- The Angmering Neighbourhood Plan drawn up following a Referendum was ‘made’ by ADC and it is a legally binding document. **This Plan must take precedence.**
- It seems Rydon Homes are attempting a back-door approach to gaining Outline Planning Permission for a small element of their application, and then taking advantage of the vagaries of the planning system to push the full application through. This way fewer details of their proposals will be submitted. Rydon only want access to the site approved NOTHING ELSE- why? What about:
 - Scale
 - Layout
 - Landscaping
 - Appearance
- Perhaps Rydon don’t want this application to be scrutinised at Local Plan Examination.
- A Planning Performance Agreement signed by ADC but **has not been posted** on the ADC Planning Portal. Why all this secrecy?
- I understand that Angmering Parish Council is carrying out a Judicial Review.

Yours faithfully,

Mrs. J.Phillips



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