

Sent: 28 June 2017 18:31

To: Planning

Subject: A/99/17/OUT - Land North of the Spotted Cow PH

Dear Sir

I wish to OBJECT to the above application.

My objections include:

Highway Issues

- The roads where access is being sort (for development) are already congested. Water Lane has no pavement and an increased volume of traffic will undoubtedly raise the prospect of personal injury accidents for children walking to school. **There is no traffic management plan that can mitigate this risk.**

Physical Infrastructure

- The public drainage systems are already at capacity and recent flooding has seen the sewer system exceed capacity and overflow. This will be exacerbated by the development of another 175 houses on the identified site. **There is no plan to mitigate this risk further into the village.**

Social Facilities

- There is already enormous pressure on Angmering Schools and Doctor's Practices, the latter of which is closed to new patients. **There are no proposals to adequately address this situation.**

Nature Conservation

- Within the area that includes both land South and North of Water Lane, the habit is a winter home to the Hen Harrier Hawk. This bird is on the IUCN Red List of Endangered Species. **I have notified the Royal Society for Protection of Birds.**

Loss of Outlook

- The proposed development will have an adverse impact on the Angmering Village Conservation Area which is immediately adjacent to the proposed development.
- The proposed development will have an adverse effect on the views from the South Downs National Park.

Building Density

- The proposed density of houses on the site far exceeds that of houses in the immediate vicinity of the proposed development. It also far exceeds that of the density of houses built on recent housing developments such as those on Bramley Green and Swanbourne and Cresswell parks.

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