

Louise Pickett
14a Lansdowne Way
Angmering
Littlehampton
West Sussex
BN16 4LB

Your Ref: OWPC14452
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

30th 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 29th June 2017 which has been recorded as **'an objection'** with the comments as follows:

This development is excessive in the already over-developed village. The site proposed is subject to flooding and the published surveys raise drainage/sewerage/water infrastructure/utilities as an issue. The effect of development to the North of the Spotted Cow will have a destructive impact on the rural nature and charm of the village. It in fact, will no longer be a village and there will be no green space in Angmering other than the playing fields.

The access to the proposed site is already congested and there are no plans for increased road infrastructure. Traffic jams and delays during school hours/commuting times are already disruptive, further traffic with no alternative to Water Lane access will be unbearable. This site has already been deemed unsuitable for development under the Neighbourhood Plan so this should not even be an option.

I have NEVER objected to development in Angmering in 22 years of living here, in fact I have welcomed the rejuvenation of our community - BUT, this, plus the prospect of the retirement home on the corner of Dappers Lane IS TOO MUCH for the infrastructure, services and residents to bear.

Objections MUST be heard and consultation re. the Neighbourhood Plan must be meaningful - if these objections are not heeded, it is all a lip service exercise. I strongly object to this application.

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