

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 15:12
To: Planning Scanning; Planning.Responses
Subject: FW: OBJECTION: A/99/17/OUT Land South of Water Lane, Angmering

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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Sent: 29 June 2017 14:43

To: Planning

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

Dear Sir/Madam

I am writing to OBJECT to this Planning Application on the following basis:-

- The site is in an area of Angmering that is a known source of surface water flooding – the clue is in the name “Water Lane”! In the recent past this area has flooded properties downstream in the Village centre.
- It is in a countryside location outside of the built-up area boundary. The Angmering Neighbourhood Plan shows that this site was rejected for development and there are other sites proposed by the Neighbourhood Plan that have come forward that are much more suitable.
- The proposed development will have a detrimental effect on the local landscape character, the Angmering Conservation area and on views into and from the South Downs National Park. 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.
- 175 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.
- No safe access to the site of this development is shown on the plans, particularly pedestrian access since neither the High Street, Weavers Hill nor Water Lane have safe provision for pedestrians.
- It will have an adverse effect on schools and doctors' surgeries that are already at or nearing capacity.

- There is no reason why this application should come forward now for approval before the independent Examination of the Arun Local Plan, which I understand is scheduled for September.
- 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.

Yours faithfully

Gabrielle Hadley
16 Weavers Ring, Angmering