

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 15:12
To: Planning Scanning; Planning Scanning
Subject: FW: Objection A/99/17/OUT Land south of Water Lane

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14:42

To: Planning

Subject: Objection A/99/17/OUT Land south of Water Lane

My main **OBJECTION** is that there is no reason why this application for development on a proposed Strategic site should come forward before the re-examination of the Arun Local Plan, especially when it is scheduled to take place only a few months from now. In September I believe.

The only reasonable conclusion I can come to is that, for whatever reason, Rydon are trying to avoid putting this site before the Inspector for a decision.

1. The site was **rejected for development** in the Angmering Neighbourhood Plan.
2. I really do not understand the reasoning behind asking for the principal of development on this site be approved based on highway access alone, when there are more contentious and concerning aspects of development on this site that should be considered and not brushed under the carpet as reserved matters.
3. The sites both sides of Water Lane have a history surface water runoff onto both Water Lane and Dappers Lane, which have contributed to flooding of properties downstream in the village centre
4. Development on this site will also have an undeniable detrimental effect on the local landscape character and the countryside setting of the Angmering Conservation area and National Park. The Angmering Neighbourhood Plan clearly shows this site to be in the forefront of views into and out of the 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 would be adversely affected by development on this site. This is 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.
5. 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. We are still waiting for primary school that was promised when the Bramley Green estate was built.
6. With all the development that has taken place along the A259 in the past couple of years, the scheduled improvements to the A259 and impact on local traffic needs to be fully assessed against the evidence presented at the Local Plan Examination before any more development in Angmering is approved. It would be indefensible not to do so.

Taking all of the above into consideration, I believe it would be criminal to rush this application through the planning process just because Rydon is putting pressure on Arun to do so. The decision should be to wait until September and the decision on the sites suitability for development made during the re-examination of the Local Plan.

Michael

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