

[REDACTED]

Sent: 29 June 2017 17:26

To: Planning

Cc: Cllr. Paul Bicknell; Cllr. Andy Cooper; Cllr. Dudley Wensley; [REDACTED]

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

Importance: High

Dear Sir/Madam

As a resident of Angmering village, I am registering my strongest objection to the proposed development of the land to the South of Water Lane by Rydon Homes for the following reasons:

- There is no reason why this application should come forward before the imminent Examination of the Arun Local Plan.
- The Angmering Neighbourhood Plan shows this site as rejected for development.
- This is the wrong site to consider for future housing development in Angmering. There are other sites proposed by the Neighbourhood Plan and that have come forward as a result of Arun's call for sites that are much more suitable.
- The site is in an area of Angmering that is a source of surface water flooding. The Environment Agency in their consultation response to this application confirms that: *"The community of Angmering, downstream of this development is at risk of flooding from the Black Ditch. A significant contributor to flood flows is runoff from this site."*
- It is in a countryside location outside of the built up area boundary. The existing meadow is undoubtedly an important natural habitat for wildlife.
- Arun's own Landscape Study confirms that the character and setting of the surrounding rural would be adversely affected by the proposed development.
- Because of its topography, the landscape impacts of this site are not obvious.

- The Strategic development at Roundstone Lane is still not complete.
- 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.
- It will have an adverse effect on schools and doctors surgeries already at or beyond capacity. Angmering Surgery are no longer registering new patients as they are full following the closure of the Arun Medical Group, and Angmering School is in the midst of a funding crisis (as are many schools across the UK) and considering teaching cuts.
- The dualling of the A259 and impact on local traffic needs to be fully assessed via the Local Plan Examination process before any more development is approved in Angmering.

The site is entirely unsuitable for the proposed development and would have a hugely detrimental impact on the village of Angmering for the reasons given above. I expect all concerned to give every objection raised the full consideration deserved to avoid the destruction of this village.

Yours faithfully,

Aby Mason