

[REDACTED]

Sent: 29 June 2017 16:34

To: Planning

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

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

OBJECTION

A/99/17/OUT Land South of Water Lane

I wish to put forward the following objections to the proposed plan:

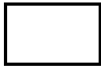
- The site south of the A259 does not appear on the HELAA so has obviously been decided as not suitable for housing development as part of the Local Plan.
- The site south of Water Lane that is the subject of the Rydon application is in the forefront of views into and out of the National Park. It is in a countryside location that forms the setting of the Conservation area.
- It is acknowledged as contributing to the risk of surface water flooding to properties in the village. The site is in an area of Angmering that is a known source of surface water flooding, which in the recent past has flooded properties downstream in the village centre. The site is unquestionably far more sensitive than that south of the A259.
- There is no reason why this application should come forward now for approval before the independent Examination of the Arun Local Plan, which we understand is scheduled for September.
- 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 Angmering's Neighbourhood Plan and that have come forward as a result of Arun's call for sites that are much more suitable.
- The site south of Water Lane that is the subject of the Rydon application is in the forefront of views into and out of the National Park. It is in a countryside location that forms the setting of the Conservation area and is outside of the built up area boundary.

- 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. The Neighbourhood Plan clearly shows this site to be in the forefront of these views.
- 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.
- 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.
- 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 that are already at or nearing capacity.
- 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.

Yours sincerely

Jenni Hastings (Mrs)

14 Lambert Way
Angmering
West Sussex
BN16 4PE



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