




Sent: 29 June 2017 18:28

To: Planning

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

I object to the above application on the following grounds:

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 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.
- It is in a countryside location 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.
- • regards
- Ron Grout, Baytree Cottage, High Street, Angmering, West Sussex, BN16 4AH