

No More Large-Scale Housing Developments

Website: www.saveangmering.co.uk/

24th December 2013

The Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mrs Gardner,

Planning Application A/134/13

I write on behalf of Save Angmering Village (SAV) to **OBJECT** to the above outline planning application for demolition of Broadlees, and erection of up to 27 x 2 bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, with associated car parking, in its current form.

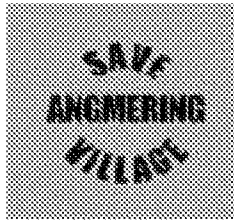
Whilst SAV agrees that there is a need for new housing of this type in Arun, in our view; although this is only an outline planning application; the applicant has not provided sufficient evidence to enable this application to be approved.

Form of development: Broadlees is in a location where, in accordance with Local Plan policy GEN2, development will not be permitted unless it is consistent with other Local Plan policies. It forms part of the countryside which Local Plan policy GEN3 safeguards for its own sake and where development will not be permitted unless it meets certain criteria.

Given its location, the low profile presented by this small development of single storey cottages and the stated intention to enhance its boundary screening from surrounding viewpoints goes somewhat towards mitigating any damage. However, that said, it is the boundary screening treatment in regard to the 2-storey Care Home that needs particular attention.

Significant boundary planting of sufficient height and density needs to be introduced along with an ongoing maintenance programme, to screen the site from the SDNP, and at the same time take the opportunity to increase the bio-diversity.

The Preliminary Ecological Appraisal was undertaken by a site visit on 22nd July 2013, and recommends additional investigation in regard to BAP species, as well as ecological enhancements that could be considered as part of development proposals.



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There do not appear to be sufficient parking spaces for the size of the development. The 60 bed Care Home only has 19 car parking spaces allocated for service vehicles, staff and visitors. This appears inadequate when compared with an equivalent 61 bed Care Home facility in the south of Angmering which has 26 bays.

The allocation of only 31 spaces for the 27 x 2-bed cottages assumes only one vehicle per dwelling, leaving one assumes, 4 spaces for visitor parking.

The age restricted entry criteria is for only 1 person in a couple to be 55+. With the retirement age rising, there is a strong possibility that an increasing percentage of residents will remain in employment and commute for at least another 10 years. Therefore it is reasonable to assume that a percentage of occupants will have more than 1 (one) vehicle. This needs to be taken into account and the number of spaces reassessed to avoid on-street parking. .

The potential of Groundwater and surface water flooding presents a real risk in the village. The proposed development is in close proximity to the Black Ditch, however the application fails to provide any evidence that the development will not result in an increased flood risk to neighbouring properties.

The Flood Risk Assessment Report that has been submitted is only a desk based study, which in part, relies on anecdotal evidence from the applicant. Bearing in mind the site's location; we believe that (as a minimum) groundwater testing needs to be undertaken across the site over the winter period in order to determine maximum water table levels that can then be used to inform the selection of the proposed drainage system.

We do not believe that this outline planning application can be considered for approval in its current form until more evidence is provided to address the above concerns.

We also understand that the applicant is considering conducting a Public Consultation in line with other recently proposed developments. We would welcome this in order to provide local residents an opportunity to review and input their comments on the proposed plans.

SAV respectfully ask that Arun District Council take all of the above comments into account when considering this application.

Yours sincerely
Sue Ware

SAV (Save Angmering Village) Co-Founder