

Mr. K. Roberts.

Asst. Director Planning

& Economic Regeneration

Arun District Council.. Littlehampton

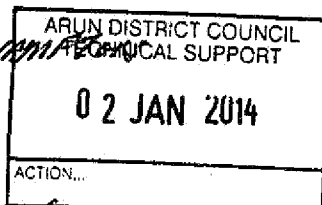
23, Merryfield Crescent.

Angmering Village.

West Sussex.

BN16 4OR.

23rd Dec. 2013.



SHEET 1 OF 2

Dear Sir,

Re: Planning Application N° A134/13.

PROPOSED DEVELOPMENT OF LAND ON THE EAST SIDE
OF DAPPERS LANE, ANGMERING, WEST SUSSEX.

I am writing on behalf of a number of residents whose properties overlook the proposed development all of whom are alarmed by the proposal upon land which would be a major departure from the agreed Development Plan.

If the proposal is approved it would create unprecedented increases in traffic movements, noise levels and pollution, therefore we register our objection to such a high density development and have listed below a series of important factors which should be given very high priority during the process of due consideration of the planning application.

IMPORTANT FACTORS WHICH MUST BE CONSIDERED:-

- (i) THE PROPOSAL IS A MAJOR DEPARTURE FROM THE DEVELOPMENT PLAN.
- (ii) THE DENSITY & BUILDING MASS PROPOSED IS EXCESSIVE FOR SUCH A SITE.
- (iii) ENVIRONMENTAL IMPACT PHYSICALLY & VISUALLY WOULD BE SEVERE.
- (iv) THE ALREADY OVERLOADED DRAINAGE INFRASTRUCTURE SERVING SURFACE WATER, WASTE WATER AND SEWAGE EFFLUENT RESULTS IN OVERFLOWS OF RAW SEWAGE WHICH IS A PUBLIC HEALTH HAZARD

CONTINUED OVER:-

(V) FOR SUCH A HIGH DENSITY, MULTI-USE BUILDING PROPOSAL IT IS SURPRISING THAT "NO FORMAL PUBLIC CONSULTATION" HAS BEEN CONSIDERED WHICH ADDRESSES :-

- (A) ENVIRONMENTAL INFRASTRUCTURE IMPACT ASSESSMENTS.
- (B) TRAFFIC MANAGEMENT & ROAD USE " " " "
- (C) MAJOR DRAINAGE UPGRADES AND " " " "
- (D) POTENTIAL FOR INCREASED RISK OF FLOODING IN LOWER ANGERING VILLAGE SHOPPING AREA DUE TO CONSIDERABLE REDUCTION IN LAND & VEGETATION AREA TO ABSORB SURFACE WATER.

SPECIAL FACTOR (N° IV) DRAINAGE INFRASTRUCTURE

An existing property known as "Broadlees" within the proposal would be demolished; this property is NOT CONNECTED to the drainage system but has its own cess-waste storage which is regularly emptied by a Sewage Disposal Contractor.

On behalf of the residents affected by this application together with myself we would request that an appropriate Urban District Council Officer keep us informed of your assessments in relation to the planning application and the bases upon which these are founded.

A response in due course from your goodself would be appreciated.

Yours faithfully,

ATTACHED COPY OF LETTER
TO COUNCILLOR PAUL BICKNELL,

COUNCILLOR PAUL BICKNELL PHOTOCOPY, 23, MERRYFIELD CRESCENT
6, BIRCH CLOSE.
ANGMERING.
WEST SUSSEX
BN16 4HB.

ANGMERING VILLAGE
WEST SUSSEX.
BN16 4DA.
23RD DEC. 2013.

Dear Councillor Bicknell,

RE:- PLANNING APPLICATION N° A/34/13
FOR THE PROPOSED DEVELOPMENT OF LAND ON
EAST SIDE OF DAPPERS LANE - ANGMERING.

Please find attached to this letter a written statement addressed to the Planning Officer of Arun District Council which lists the deep concerns of many Resident Council Tax Payers residing in MERRYFIELD CRESCENT and all of whom voted for your good self at the last election.

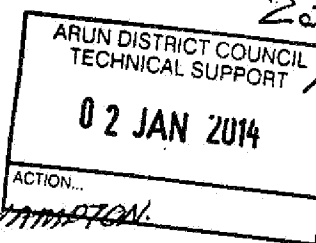
As our democratically elected representative member of the Council we would kindly request that you study the detailed content of the attached letter and give due consideration with your colleague Council Members and Council Officers and in due course keep the above residents informed on these important matters.

With Kind Regards,



COPY OF LETTER SENT:- ANGMERING PARISH COUNCIL
AND PLANNING OFFICER.

Mr. K. ROBERTS.
ASST. DIRECTOR PLANNING &
ECONOMIC REGENERATION.
ARUN DISTRICT COUNCIL. LITTLEHAMPTON.



23, MERRYFIELD CRESCENT,
ANGMERING VILLAGE,
WEST SUSSEX.
BN16 4DA.

31st DEC. 2013.

SHEET 1 OF 2.

Dear Sir,

RE:- PLANNING APPLICATION N^o A134/13.

PROPOSED DEVELOPMENT OF LAND ON THE EAST SIDE
OF DAPPERS LANE, ANGMERING, WEST SUSSEX,
DRAINAGE & SEWER CONNECTIONS.

As a follow up to my letter to you dated 23rd DEC 2013 I have read the section of the above application which states the intention is to "CONNECT UP TO THE EXISTING DRAINAGE SYSTEM" and that "no problems have been reported or recorded"; this latter statement is not correct and is disingenuous on the part of the landowner/developer to say the least.

Over the last twenty years there have been an increasing number of instances of drainage not coping & causing "back up" & overflows of raw sewage particularly affecting the drainage which serves houses in MERRYFIELD CRESCENT Nos 17, 19, 21, 23, 25, 27, 29, 31, 32 & 34 and which is routed under the front gardens of the above properties; PLEASE REFER TO THE ATTACHED LAND REGISTRY MAP, enclosed herewith.

Because the above drainage is on privately owned land, individual property owners have insured their sections of the system up until OCTOBER 2010. when SOUTHERN WATER under central government legislation were made responsible-

for the maintenance of the foregoing drainage system.

The residents of the aforementioned properties and Southern Water are now requesting CLARIFICATION as to the exact location of the sewer/drainage connections if the proposed development is approved by the Council, because the potential implications in terms of public health & damage caused by "back up" overflows is cause for deep concern.

The affected residents and myself would kindly ask your goodness to respond by CLARIFYING the specific location of drainage and sewer connections.

Yours faithfully,



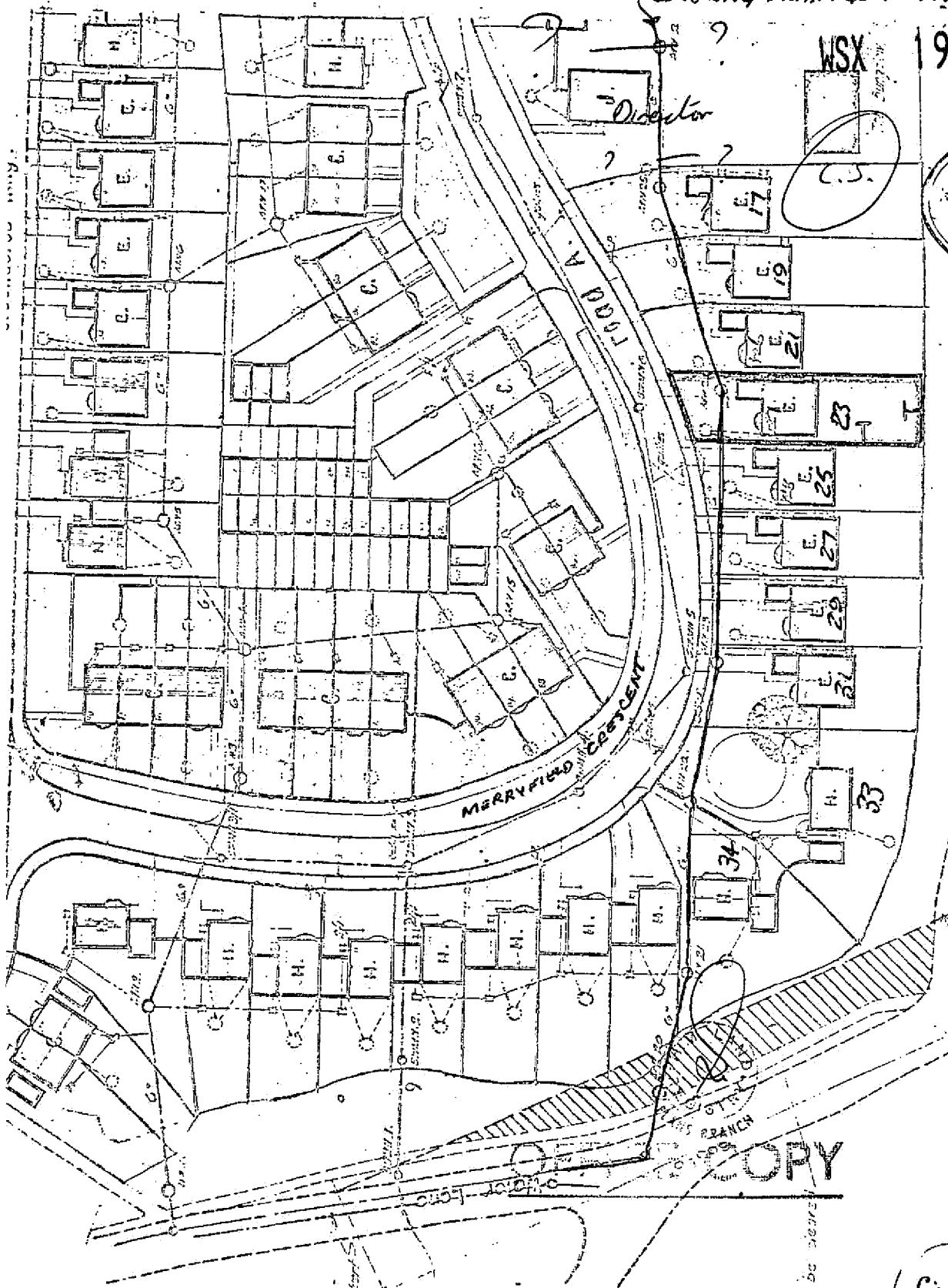
THIS LETTER HAS BEEN PHOTOCOPIED AND SENT TO :-

- ① Councillor - PAUL BICKNELL
- ② Mr MARTIN - CLERK TO ANGMERING PARISH COUNCIL
- ③ SOUTHERN WATER - NETWORK DEVELOPMENT DEPT.

EXISTING DRAINAGE NETWORK

WSX 1989

OFFICE COPY



COPY

(Page) E. J. Lavelay
J. Lavelay

(C.S.)

Director

area to be cleared
of trees

to be cleared
of trees

THE MANAGER. PHOTO COPY FOR 23, MERRYFIELD CRESCENT,
NETWORK DEVELOPMENTS MR K. ROBERTS. ANGMERING VILLAGE,
SOUTHERN WATER. WEST SUSSEX.
SOUTHERN HOUSE. BN16. 4DA.
YEOMAN ROAD. 30th DEC. 2013.
WORTHING. BN11. 3XX. SHEET 1 OF 2

Dear Sir/Madam,

RE: PLANNING APPLICATION N° A134/13 TO ARUN
DISTRICT COUNCIL FOR THE PROPOSED DEVELOPMENT
ON LAND EAST SIDE OF DAPPERS LANE - ANGMERING.

During the morning of Monday 30th Dec 2013 I visited your offices in Southern House and was granted an interview with Ms ANNE OFFORD who advised that I should write to set out the concerns of adjacent residents and myself and to enable you to follow up Arun Council & the Developer on using the existing adopted drainage network which is routed beneath the front gardens of Nos 17, 19, 21, 23, 25, 27, 29, 31, 32 & 34 MERRYFIELD CRESCENT - PLEASE REFER TO ATTACHED LAND REGISTRY MAP.

The planning application states that this considerable development with its' high number of intended elderly residents, staff and cottages for independent living will obviously generate a considerable amount of waste water & sewage & is to be connected to the existing network which on many occasions is already overloaded.

CONTINUED

The application also states that the existing network does not have any problems; this statement is totally incorrect in that over the last ten years blockages resulting from the build up of fats has caused overflows of raw sewage which is a public health hazard for many residents.

Checks with the affected residents reveals that at no time has anybody been approached by the developer to ascertain whether any problems currently exist.

For your information I have also attached photocopy letters I have written to:-

- ① COUNCILLOR PAUL BRICKNELL
- ② CLERK TO ANGLERING PARISH COUNCIL - MR MARTIN.
- AND ③ MR K ROBERTS ASST. DIRECTOR PLANNING AND ECONOMIC REGENERATION.

Clearly you will need time to follow up and assess the additional potential impact on the existing network, however, it appears that this proposed development will produce the need for a new drainage/sewer line possibly to be installed down Dappers Lane to enable connection to existing network in Water Lane.

It is our hope that in due course you will be able to respond to us & make known your findings on this very important matter.

Yours Sincerely