



Angmering Parish Council

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BY E-MAIL AND POST

5 December 2014

Dear Peter

OBJECTION by Angmering Parish Council to planning application A/154/14/OUT "Outline Application for the erection of 18 No. dwellings"

I refer to the application bundle in respect of the above amended application, received in this office on 14 November 2014. I can advise that the Parish Council's Planning, Conservation & Development Committee considered this application at its meeting held on 25 November 2014 and resolved unanimously to **OBJECT** to it. The Committee has directed me to write to you to outline the reasons for the Parish Council's objection to this application.

The grounds for our objection, as with all previous applications in respect of sites to the east of Roundstone Lane, Angmering, are that the development as proposed is not sustainable. Our comments on specific matters follow below.

Flooding and Other Environmental Matters

As you are already aware the Parish Council has submitted detailed objections to the applications made on neighbouring sites, primarily on the grounds of sustainability, with particular reference to the lack of consideration given by the applicants to flood risk mitigation, given that the area to the east of Roundstone Lane has been designated a groundwater emergence zone.

It is therefore concerning to note that in the present application, again, no assessment of flood risk or foul and surface water drainage has been made. This would, in the view of the Parish Council, be an essential requirement even for outline permission to be given.

Transport Assessment

The assertions in the assessment document that the visibility splays are considered sufficient and that the numbers of vehicle movements estimated fall below the threshold for reconfiguring of the junction with Roundstone Lane are noted. However, the statement in paragraph 4.4 that:

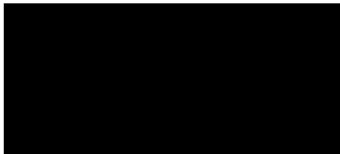
"A formal speed survey was not undertaken but vehicle speeds were observed. It was noted that the Roundstone Lane traffic calming measures successfully reduce vehicle speeds to considerably less than 30 mph, which indicates that the north visibility splay is acceptable..."

gives cause for concern. An observation of the traffic in Roundstone Lane, particularly at peak hours, would show a significant number of vehicles travelling in excess of 30 mph, due to the ease with which the existing road cushions can be straddled. A formal speed survey would therefore appear to be essential.

It is also noted that the likely impact on traffic levels of the other developments for which the District Council has given planning permission has been disregarded almost entirely by the consultants who prepared the report.

Overdevelopment

The addition of 18 further dwellings in addition to the existing residential property on the subject site is an overdevelopment of the plot. In addition, given the proposed numbers of dwellings for which planning permission has already been granted on neighbouring sites, the Parish Council is not persuaded that there is any need for the development contemplated in this application.



R J Martin
Parish Clerk

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