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5th January 2021

keith sanders  
Avenals Barn, Water Lane  
Angmering  
Littlehampton  
West Sussex  
BN16 4EP

**Case Officer:** Michael Eastham  
**Telephone:** 01903 737772  
**Email:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

Dear Sir/Madam,

**The Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

Application No: A/179/20/RES  
Site Address: Land South of Water Lane Angmering  
Description of works: Approval of reserved matters (appearance, layout, scale and landscaping) following outline consent A/99/17/OUT, for a culverted embankment.

Thank you for your internet representation made on 4th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32516

I refer to the Planning Applications A/109/20/RES A155/20/DOC A/157/20/DOC, A158/20 20, A/109/20, A110/20

This refers to applications live today, not retracted, not replaced or revised and the many applications that are associated with them.

Once again, I find it necessary to represent my views and again more importantly update them to answer the barrage of seemingly weekly amendments, retractions and re-submissions.

This application is a complete mess and incomprehensible. How can local residents digest and comment on something that is changing almost daily and have the opportunity to consider and publish their live views. It is almost impossible to digest the vast, constantly changing information presented which is absent of any explanation.

This, at best, is desperate and shambolic but at worst, a deliberate and immoral attempt to employ a 'smoke and mirrors' policy to pull the wool over peoples eyes or indeed deceive them.

I am, at this minute, looking at 11/12/2020 Plans Landscape Master Plan -Rev J

This is different in so much detail to the plan(s) previously submitted (8 or 9) but there is (like most updates/amendments) no reference to the changes made. It is left up to the public to decipher any amendments and then make comment, again and again.

There is no consideration to the listed building Avenals Farm where no thought has been given to the boundary with this Grade 2 listed property on the northern flank of the totally ludicrously appointed link road.

Suddenly there are now a long row of mature trees providing shielding to Avenals Farm. These trees do not exist. Presumably the developers were going to cut down these imaginary trees to create the three bar open rustic fence they proposed previously.

I believe there is a blanket TPO on this entire area.

Last but not in the slightest least, the culverted bridge off the A280. This surely is an opportunity to create a simple barrier to prevent exceptional flooding coming down Water Lane (Black Ditch) and at last potentially provide a viable solution to protect our village from further flooding. Now, I don't profess to be an engineer but at the moment the only existing culvert (under the driveway of Avenals Farm) is round, c90cm in diameter. Surely then to have any possible future value and contain any extreme water mass to the east of the proposed bridge this culvert should surely be smaller than downstream thus storing the floodwater to the vast area east towards the junction of the A280 and Water Lane. This is not rocket science, it's a simple solution. Having lived here for over 27 years I have seen the very worst of conditions and this plan as submitted is not the solution.

This and the associated applications are a complete and utter shambles and should be retracted in their entirety immediately and replaced with clear, relevant, updated and honest detail and not the many hundreds of pages of much outdated and indecipherable proposals over the many different overlapping applications presently proposed.

Finally, good luck to residents of the High Street. What you will potentially endure during 2021/22 with the majority of construction traffic passing through this inadequate lane will make 2020 look like a dream.

In summary:

1. Delay and re-present the application with clear, honest up-to-date detail.
2. Provide less housing density on the site with deserved and appropriate quality design and finishes.
3. Build pertinent access prior to construction.
4. Provide adequate landscaping.
5. Construct a culvert that will actually have a viable effect.
6. Provide all effected neighbouring properties with suitable fencing.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements)

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**