

From: Peter Gayler [REDACTED]
Sent: 17 February 2022 23:02
To: Planning <Planning@arun.gov.uk>
Subject: A/270/21/OUT

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Apologies we omitted our name and address

PJ and Mrs Gayler

Southview

Hammerpot

Angmering

Littlehampton

West Sussex

BN16 4EU

Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs) and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floor space with associated parking provision. This site is a departure from the Development Plan.

We wish to object to the above application for the following reasons:

Living on the North side of the A27, our house and garden are at the lowest point with water from all directions of surrounding land flowing to and past our property. The water then flows through culverts under the A27 (and sometimes over the road surface) into drainage ditches next to the site of the proposed development, on into Black Ditch, the Arun and eventually the sea. Most of the time, the ditches near our property have very little water in them. However, after prolonged wet weather, or in spells of sudden heavy rain and storms, it is a very different situation. The water cannot flow away quickly enough, so builds up, flooding the road, our garden and our and our neighbour's homes. This problem is particularly exacerbated when the flooding coincides with the winter or summer solstice, full moons and high tides. Although we live several miles from the sea, unbelievably the water is held back by high tides, and the timing of water flowing out of our house will coincide with the tide turning at Littlehampton. We have done all we can to protect our home from flooding, but the situation is finely balanced. At present, the proposed site of the 160 houses is land that can absorb rainwater and whilst it will still flow into the drainage system, it is not the same as if it is running off buildings and roads. I note that your proposal includes 'sustainable drainage systems' but whilst they may be sufficient to prevent flooding on your site, I am not convinced that those which you put in place will be sufficient not to adversely affect those of us living at Hammerpot on the North side of the A27. I am extremely concerned that we will have further flooding if your planning application goes ahead. Our most recent flooding incidents here were

in March 2020 and October 2021 in the garden and garage but with a devastating flood throughout our home in June 2012. The flood in our homes was almost a metre deep and we had to move out of the property for several months whilst reinstatement work was undertaken. It seems unclear that this planning application has addressed the situation of flooding problems in the Hammerpot area being adversely affected.

WSCC have commented that NPPF para 167 states 'when determining any planning application, local planning authorities should ensure flood risk is not increased elsewhere'. We will take legal advice if this is not followed.

Additionally, I am concerned about the 2 additional vehicular access points in Arundel Road (as well as that from the current building project alongside the upper end of Arundel Road) with all the extra vehicle movements that will entail. For those of us living at Hammerpot, the pedestrian access to our nearest shops in Angmering village is already difficult enough to negotiate. This will make it far worse, both during construction with contractor's vehicles and when completed, with additional cars from the many households. The construction of the 9? properties alongside Arundel Road behind the blue boarding, regularly results in up to 10 vehicles parked along the pavement often with insufficient space for pedestrians, and the mud on what used to be the pavement at the North end, meaning the only option is to walk in the middle of the road along that stretch. How much worse will the situation be with the construction of 160 homes?