

Mr Charles Wiggins
Thatchers
The Thatchway
Angmering
BN16 4HJ

Your Ref: OWPC18018
Our Ref: A/36/18/OUT 12-03-2018
Please ask for:
Mrs A Gardner

26th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

Land off Arundel Road Angmering

Thank you for your internet representation made on 26th April 2018 which has been recorded as '**an objection**' with the comments as follows:

Objection to: -

A/36/18/OUT - Outline Planning application for the erection of up to 200 dwellings with public open space, landscaping and sustainable drainage system (SuDs) with vehicular access point from Arundel Road, one full sized football pitch and demolition of industrial units, and one residential dwelling. All matters reserved except means of access.

Surface Water Drainage

The applicant states within the application description the use of SuD's but within the opening paragraph of the FRA states the infiltration rates for soakaways and SuD's are not sustainable and surface water is to be attenuated upon site, therefore is the description of the application incorrect and invalid?

Based upon the information within the applicants FRA the surface water will be attenuated and discharged into an adjoining ordinary watercourse which will possible create a high risk to adjoining landowners, the report fails to address the off site impact and therefore does require a sequential test to be carried out.

PPS25 (Outputs of FRA 3.90) states "How the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development"

The FRA makes no reference to future maintenance and the report under 9.4.1.2 confirms the intention to discharge into the local watercourse but provides no "Intermediate Assessment" required within chapter 5 (5.10) of the Surface Water Management Plan guidance notes.

A sequential test would also examine the impact the ordinary watercourses upstream and downstream of the development.

Access Point

The safety audit included within the highway report has significant reservations regarding

the achievement of the visibility splays due to the incline of Arundel Road and refers to the stage 2 safety audit allowing for the provision of additional information, it would be prudent at this stage to request cross sections of the existing road with the new access point so this can be assessed in detail at this stage of the application.

The current position of the access road will have significant impact upon the existing property Wilmington and a better design solution could be found minimising the impact upon adjoining neighbours and improving highway safety.

The proposed access is within a 60MPH speed limit and therefore is it the intention of the applicant to seek a TRO to decrease the current speed limit and to restrict parking upon Arundel Road?

If a TRO is required should an informal TRO be applied for prior to an application for development being made to the LPA?

Conclusion

The promotion of this site is premature, further investigation into an appropriate access point and clarity of the surface water system and impact upon the adjoining neighbours is required, a more cohesive approach in the form of a context master plan and drainage strategy should be considered as part of pre application discussions to see if this is achievable with the cooperation of adjoining landowners.

Therefore currently this scheme is neither developable nor deliverable as defined under para 47-55 of the NPF

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning