

Alex Fox
Eachways
The Square
Angmering
West Sussex
BN16 4EE

Your Ref: OWPC14318
Our Ref: A/99/17/OUT 22-05-2017
Please ask for:
Michael Eastham

22nd June 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a Departure from the Development Plan
Land South of Water Lane Angmering

Thank you for your internet representation made on 21st June 2017 which has been recorded as '**an objection**' with the comments as follows:

I can not believe that the Arun District Council are even going to consider this application , the site being completely green land and located above the Black Ditch River directly upstream of the Culvert that takes rain water from a large catchment area under the road through a pipe .

This Culvert already has problems in times of heavy rainfall which has on more than one occasion sent large amounts of flood water down Water Lane and into the Square , resulting in the flooding of between 20-30 properties (mine being one such property).

The Governments own Standards state ' New development should especially NOT increase flood risk to others ' and the building of houses on this site will increase volumes of surface water/flow rates trying to enter the Culvert , this even being acknowledged in the plans .

The last flooding of houses was only in 2012 resulting in many people having to leave their properties for up to six months while refurbishments were undertaken , the Environment Agency then at great cost undertook a Fluvial and Surface Water assessments report with Mott MacDonald in 2015 to try to solve this flooding problem , of which we are still waiting for something to be finally done .

How can any more house building on Green land go ahead in flood areas , what about the people young and old who will be affected by this application if it goes through ? The existing problem needs to be addressed , not added to .

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