

[REDACTED]

[REDACTED]

From: Cllr. Andy Cooper

Sent: 26 June 2017 10:19

To: David Silver

Cc: Planning; Cllr. Paul Bicknell; Cllr. Dudley Wensley; Nick Herbert; saveangmering [REDACTED] Angmering Parish Council

Subject: Re: Objection: A/99/17/OUT - ' Land South of Water Lane' Angmering - OBJECTION

Dear David

Thank you for the update, just for you to note if you were not already aware your three district councillors are objecting to the application in the strongest terms.

Our aims are to support the community so this application is rejected.

Kind regards

Cllr Andy Cooper

Arun District Council
Angmering, Patching, Clapham & Findon Ward

Out in the community sent from the iPhone

On 26 Jun 2017, at 09:56, David Silver [REDACTED] wrote:

Dear Sir/Madam,

Since sending my letter below, I have read with great concern SAV's notes on the flood threat. I quote from part of it. A local drainage expert notes:-

“The most compelling reason for refusing this planning application is the increased flood risk to others it presents from a further urbanised development. We know that flows in the Black Ditch already exceed the highway culvert capacity at times and flooding to people and property results. We have experienced quite dreadful flooding particularly in 2002 and 2012 and do not want that to be made even worse”

It is beyond belief that **Rydon Homes** are pushing for outline approval on this application leaving flood risk to others simply as a ‘Reserved Matter’ to be sorted out later. It would appear, not only do they have utter disregard for Angmering but all the other communities downstream of Angmering too.

All the supporting reports and studies commissioned by Arun to inform their Local Plan point out the flood risks associated with this site. Even the Environment Agency in their consultation response to this application confirms that: *“The community of Angmering, downstream of this development is at risk of flooding from the Black Ditch. A significant contributor to flood flows is runoff from this site.”*

My opposition to this development and my concern about your rush to get it through before the Local Plan is agreed is now even stronger.

David Silver,
BN16 4FU

----- Forwarded message -----

From: **David Silver** [REDACTED]
Date: 21 June 2017 at 10:42
Subject: Objection: A/99/17/OUT - 'Land South of Water Lane' Angmering - OBJECTION
To: planning@arun.gov.uk
[REDACTED]

Dear Sir/Madam,

As a resident in the village living close to Roundstone Lane, I am most concerned about the impact the developments are already having. The local GP surgeries are unable to take more patients and local schools cannot expand quickly to meet the immediate need.

In addition, this application seems underhand as it appears to have been sneaked in, is not on your portal and seems to only want to achieve approval to site access which is less controversial than other elements.

We voted in local Councillors to represent us and not to ignore clearly expressed majority views. Siding with a developer against our views appears to have little to do with democracy and more about having your strings pulled by central government dictats and the the charm of a developer's overtures.

Specifically:

- 1) There is no reason why this application should come forward now for approval before the independent Examination of the Arun Local Plan, which we understand is scheduled for September.
- 2) The Angmering Neighbourhood Plan shows this site as rejected for development.
- 3) This is the wrong site to consider for future housing development in Angmering. There are other sites

proposed by Angmering's Neighbourhood Plan which have come forward as a result of your DC's call for sites that are much more suitable.

4) The site is in an area of Angmering that is a known source of surface water flooding, which in the recent past has flooded properties downstream in the Village centre.

5) It is in a countryside location outside of the built-up area boundary.

6) The proposed development will have a detrimental effect on the local landscape character, the Angmering Conservation area and on views into and from the South Downs National Park. The Neighbourhood Plan clearly shows this site to be in the forefront of these views.

7) Your own Arun DC Landscape Study confirms that the character and setting of the surrounding rural landscape (on the boundary of the National Park and the settlement of Angmering (albeit divided by the A280) would be adversely affected by the proposed development.

8) The Strategic developments at Roundstone Lane are still not complete. No further major housing development should be considered until the infrastructure agreed as part of the Roundstone Lane development is delivered.

9) 175 more homes will not only add to traffic across the general area but, more importantly, to congestion of local roads and in particular Water Lane.

10) It will have an adverse effect on schools and doctors surgeries that are already at or nearing capacity.

11) The dualling of the A259 and impact on local traffic needs to be fully assessed via the Local Plan Examination process before any more development is approved in Angmering.

David Silver,

11, Foxwood Avenue, Angmering, BN16 4FU