

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 14:09
To: Planning Scanning; Planning.Responses
Subject: FW: Objection: A/99/17/OUT Land South of Water Lane
Attachments: Planning Objection A99 17 OUT.docx

Nicola Spencer | Technical Support Manager, Planning Department, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From:

Sent: 27 June 2017 13:26

To: Planning

Cc: Cllr. Paul Bicknell; Cllr. Andy Cooper;

Subject: Objection: A/99/17/OUT Land South of Water Lane

Please find attached, my objection to A/99/17/OUT.

Kind regards,
Jennifer Chapman

Jennifer Chapman
11 Water Lane
Angmering
West Sussex
BN16 4EJ

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sirs,

Reference: Objection to planning application: A99/17/OUT

I strongly object to planning application A99/17/OUT on the following grounds:

- There is no reason why this application should come forward before the imminent Examination of the Arun Local Plan.
- This is the wrong site to consider for future housing development in Angmering. There are other sites proposed by the Neighbourhood Plan and that have come forward as a result of Arun's call for sites that are much more suitable.
- The site is in an area of Angmering that is a source of surface water flooding. Properties in Water Lane flooded as recently as 2012, my own property included. We were forced to find alternative accommodation for six months and naturally our house insurance has increased significantly. A local expert in drainage and surface water management has noted in his objection to the application:

"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 my understanding 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."

You simply cannot continue to concrete over the land and not expect to increase the risk of flooding. This result has been seen all across the UK in recent years. Why is it that so much of the human race are so arrogant so as to think that they can ignore the warnings of nature and make no attempt to work in harmony with the natural world?

- It is in a countryside location outside of the built up area boundary. Arun's own Landscape Study confirms that the character and setting of the surrounding rural would be adversely affected by the proposed development. Because of its topography, the landscape impacts of this site are not obvious. Any development on this site would ruin the character, nature and setting of this beautiful area of our village and in particular the properties in Weaver's Hill and the surrounding area. I never fail to appreciate the beauty of this piece of land when walking past. This meadow has a role, not just in enhancing the aesthetics of the area but also providing a haven for wildlife and by default provides a service to the village as the land takes on rain water. Why build on a patch of land like this when there are alternative?
- Angmering has experienced significant development in the past 25 years, including Bramley Green, Swanbourne Park and Cresswell Park. The Strategic development at Roundstone Lane is still not complete. It is time to stop and take stock before launching into more development.
- 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.
- Local schools, pre-school and early years' places will struggle to cope, particularly with the introduction of 30 hours free funding for 3 and 4 year olds and with primary classes already being very large. A new school was suggested by West Sussex County Council when development started with Bramley Green but no school has been built.
- The doctors' surgery is already struggling to cope with the number of patients and the delay for an appointment can run into weeks.
- 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.

As a resident of Angmering and specifically Water Lane, I strongly object to planning application A99/17/OUT and trust that it will be refused.

Yours faithfully,

Jennifer Chapman

