

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 15:09
To: Planning Scanning; Planning.Responses
Subject: FW: OBJECTION: A/99/17/OUT Land South of Water Lane, Angmering

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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Sent: 29 June 2017 14:24

To: Planning

Subject: OBJECTION: A/99/17/OUT Land South of Water Lane, Angmering

Dear Sir/Madam

I am writing to **OBJECT** to the above planning application of the following basis:-

1. The Angmering Neighbourhood Plan shows this site as rejected for future development, however there are other more suitable sites proposed in the plan.
2. The area is a known source of surface water flooding and has in the past flooded parts of the village downstream in the village centre.
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"
3. The proposed site is in a countryside location outside of the built-up area boundary and will have a detrimental effect on the local landscape character, the conservation area and views from the South Downs National Park.
4. The addition of 175 more homes will not only add to traffic across the general area, but more importantly add to the congestion of local roads and, in particular, Water Lane.
5. There will also be an adverse effect on schools and doctors' surgeries that are already at or nearing capacity. The doctors' surgery currently has problems recruiting new GPs and cannot handle increased patient numbers.
6. 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.
7. The development at Roundstone Lane is still not complete and no further development in Angmering should be approved before this is completed and its effects on the "village" has been assessed.
8. With respect to the actual site development plan, there appears to be 3 possible entrance/exits to and from the site, namely Water Lane, Weavers Hill and the High Street past the Spotted Cow. Of these only 1 is practical for vehicular use, i.e. Water Lane. Water Lane is very narrow and gives no provision for pedestrians. The number of vehicles using this entrance/exit per day, particularly in view of its proximity to the A280, will cause further, unacceptable congestion. The Weavers Hill entrance/exit would only be suitable for pedestrian/cyclists. There are no

pedestrian walkways in Weavers Hill and with the curve and narrowness of the road and high level of traffic, including busses, this is not a safe area for pedestrians, particularly children. A similar comment applies to the High St entrance/exit. I would therefore suggest there are no suitable entrance/exits from this site shown on the plans.

Yours faithfully

Norman Hadley -resident 16 Weavers Ring