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

Dear Sirs,

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

I vehemently **OBJECT** to this application for many reasons but principally because the whole premise on which the current revised version of the local plan which is driving housing numbers, is fatally flawed, and as CPRE have noted and who have:

"concerns with the plan strategy: i.e. the decision to use an unconstrained Objectively Assessed Need (OAN) target as the basis for planned housing growth, despite policy constraints identified within the Sustainability Appraisal (SA) and evidence base".

Without a Local Plan in place this period of vulnerability for the district is providing developers with the platform from which to launch speculative applications such as this where the Rydon has blatantly and conveniently ignored critical evidence that makes this site wholly unsuitable for development.

This Application must be considered premature since it is part of an allocation in the Draft Local Plan and presumably recent consultation responses are still being considered by the LPA. To approve this application before the Draft Local Plan is adopted would prejudice the examination of the Draft Local Plan and make further mockery of the whole Local Plan production process in Arun.

These are the facts:

1. This site has already been assessed by Arun and was **REJECTED** for development in the Angmering Neighborhood Plan and in the 2014 version of the Arun Local Plan.
2. As a 1st Phase of the wider Strategic allocation, application A/99/17/OUT does **NOT** provide any definitive evidence that

"the proposed development is able to demonstrate that it does not adversely

affect the delivery of the whole allocation and that infrastructure can be delivered as a proportion of the whole allocation".

This is a requirement stipulated by ADC should a developer choose to submit an application ahead of the Local Plan re-examination. This application plainly fails to do this. There are also indications throughout the application that the VIABILITY of the wider Angmering North Strategic allocation, which includes the proposed employment site, is in question. For this reason alone, the application should be REJECTED.

3. At Local Plan Examination, NO challenge or objection was raised disputing the reasons behind Arun's decision to REJECT this site. The only issue raised was that not ALL of the land north of Water Lane had been assessed for its suitability for development
4. Masterplan: No detail of any kind been submitted with the application to suggest how the site fits with and supports the delivery of the much larger Angmering North allocation (where the LP Sustainability Appraisal recognises that developing Angmering North is likely to impact on the views and/or setting of the National Park) for a potential 600+ dwellings north of Water Lane which comprises site # 109 and 82 of Angmering NP, map A8.

Of concern is the fact that the documentation within the application confirms that two versions of a Full Masterplan do exist, but they are not complete with no date as to when they will be. I understand Rydon has control of both sites north and south of Water Lane, (site # 96 and 82 of Angmering NP, map A8) and there is no 3rd party involved covering site 109 of Angmering NP, map A8.

It is therefore perfectly reasonable for the DCC members to conclude that Rydon considers production of a Masterplan at this point in time as incidental and therefore must also fall into the category of "Reserved Matters".

Flood Risk to Others: The most compelling reason for refusing this planning application is the increased flood risk to others it presents from a further urbanised development. It is well known that flows in the Black Ditch already exceed the highway culvert capacity at times and flooding to people and property results. Angmering has experienced serious and economically damaging flooding particularly in 2002 and 2012 and do not want that to be made even worse.

The NPPF para 14 requires that 'Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless specific policies in this Framework indicate development should be restricted.' Footnote 9 which expands reasons whereby an OAN may not be met includes locations at risk of flooding or coastal erosion'.

The larger Angmering North allocation (north of Water Lane and west of Dappers Lane) also has the problem of surface water runoff into the Black Ditch. The risk of downstream flooding from discharge onto Water Lane and Dappers Lane needs to be addressed holistically across all three sites, (86, 92 and 109 of Angmering NP, map A8). A proposed drainage solution and ownership of ongoing flood prevention management needs to be agreed before this site is approved in isolation.

Neither does the application tackle the thorny issue of maintenance of SuDS and associated water management systems, again no doubt "a reserved matter". Although the Rydon will be expected to demonstrate how the SuDS components will be maintained effectively throughout their life, this is entirely new territory, relying on the robustness of maintenance contracts spanning decades. How will Arun's planning authority assess the viability of the proposal?

Despite the suggested inclusion of man-made drainage, how will the water get away from this site and what role will it play in managing runoff from the much larger site that is being proposed to the north of Water Lane.? How is the existing Black Ditch culvert expected to cope with this?

The total drainage catchment area for Arun includes the South Downs down to the coast to the south. Every land drain/river/reife ultimately flows south to outfall into the sea. The topography is flat which means that flow velocities are low. Areas to the south are affected by drainage issues upstream. Conversely, drainage issues in the south can affect drainage effectiveness in the northern areas. The catchment area should be looked at as a whole when planning for sustainable development and whilst sites should be looked at on an individual basis, their drainage outcomes must be looked at in the context of the whole catchment area and not in isolation as this application is attempting to do.

1. Evidence: Arun commissioned updated versions of the Local Plan reports that relate SPECIFICALLY to this site. If it is truly considered to be Phase 1 of the Angmering North allocation, why does Rydon ignore Arun's Pre-Application Advice to take into consideration the evidence in these reports, against which all the other proposed Strategic sites will be assessed at Examination? The reports were available in February, yet Rydon chose to commission its own studies. Is it a case of he who pays the piper calls the tune?
2. Landscape: The Arun Landscape Study 2016 again 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.

Rydon however ignores the findings of the Arun Landscape Study 2016, choosing instead to rely a version dated 2006 that looks at the broader landscape in which this site sits, rather than the assessment of the actual site itself

provided in the Arun 2016 study. Why would they do that when there are more updated, detailed and relevant evidence available?

3. Road Infrastructure: The application also ignores the findings of the revised Arun Transport Study 2016, which assesses Angmering North's impact on the wider road network and apportions the cost of mitigation against the allocation. Instead, Rydon uses the 2013 Transport Study on which to base its evidence. Even then, failing to mention, or consider in its calculations, the reports recommendation to provide an A280 link road to relieve pressure on the A259. Therefore, the findings of the Rydon report cannot be considered sound.
4. Rydon's "artful deception" approach to gain approval for this "Strategic" site OUTSIDE of the Local Plan re-examination means it has to be treated by the DCC like any other normal planning application. The committee will not be able to take into account Arun's Local Plan updated evidence base, or the Consultation responses to the main modifications of the Local Plan, which included the addition of this site as Strategic.

Members can ONLY base their decision on the evidence the developer has chosen to submit. Therefore, surely any decision made by the DCC without taking into account ALL of the available information on this site; that is, evidence supplied by documentation and Consultation responses available to the Inspector at Local Plan re-examination, must be regarded as UNSOUND. For this reason the application should be **REJECTED**

5. If this site is approved based on the selective evidence provided by the developer and is supported by officers because it is part of the proposed **Angmering North** strategic allocation, it must be seen as an attempt to PRE-DETERMINE the outcome of the proposed Angmering North allocation at Local Plan examination.
6. The worry is that Arun has already agreed that Rydon ONLY need to seek outline approval on Highway access. Despite the indisputable fact that the information accompanying the application on the matters of landscape, flooding issues, impact on the setting of the South Downs National Park and Angmering Conservation indicate that these matters **MUST** be considered as **MATERIAL** in assessing the site's suitability for development.
7. Rydon claims that based on its own studies, "*the residual impacts*" on landscape, the setting of the Southdown's National Park and Angmering Conservation area, "*would be outweighed by the substantial benefits that the Proposed Development would deliver in providing much needed housing and affordable housing*" to meet the increased OAN .

That ignores the fact that this plot of land will be a gift for Rydon's profits due to it's proximity to the SDNP and the uninterrupted views that the site offers

to the park. Therefore it is hardly likely that Rydon will be able to offer "much needed housing and affordable housing" to local people.

8. It is clear that there are other sites in Angmering that are far more suitable for development than this site. Many of which have come forward with planning applications since the suspension of the Local Plan examination. By my reckoning, adding 175 dwellings (coincidentally!) to the parish's contribution, with another potential 30+ in the pipeline on sites allocated to the parish in the Angmering Neighborhood Plan. This figure does not include the 61 dwellings approved in addition to the original numbers on Roundstone Lane. Rydon has chosen not to include any of these in their committed planning application numbers when assessing Highway impact. Other sites are also expected to come forward as a result of the recent call for sites. Providing Arun with the much needed boost in housing numbers.
9. This site is part of the strategic **Angmering North** allocation, therefore what is the pressing need to "fast-track" this application? From a purely planning perspective there is a compelling reason why this application cannot wait for just a few more months; i.e. have it go through the re-examination of the Plan examination in the normal way? What are Rydon afraid of?
10. With what I have noted above, it is obvious Rydon are not confident that the issues surrounding development on this particular site and their proposed "mitigation measures" on "reserved matters" will stand up to independent scrutiny by a government Inspector against the Arun's own background studies and the evidence submitted as part of the Local Plan Consultation process. The DCC must therefore allow the Government Inspector the opportunity to review the revised Local Plan before any decision can be made on this application. To do otherwise will further erode any confidence that the people of Angmering and the district as a whole will have in 'Localism', the planning process, Arun and the DCC.
11. The application was posted on Arun's Planning Portal the day the Local Plan Consultation ended, with determination (agreed with Arun by means of a Planning Performance Agreement (PPA)) to take place BEFORE the start of the Local Plan re-examination scheduled for September. Is this an example of what is meant by the term "gaming the system", engineering the publication dates of the application and manipulating bits of the normal Planning and Local Plan decision making processes that benefit them!

One of Arun's planning officers confirmed to me that the PPA was only uploaded on ADC's planning portal on the morning of the 29th June although it's upload was dated 2nd June 2017. Has the actual date of uploading the document been deliberately back dated? The point is that this is an important document which should have been in the public domain when the application was submitted or

shortly thereafter. It's lack of visibility has created an atmosphere of distrust and with some people rightly believing that this application has been predetermined before it reaches the DCC let alone being considered premature in terms of the timing of the examination of the Local Plan later this year.

I therefore submit my objections for your consideration and I sincerely believe there is only one decision you can make based on my findings and explanations above and that is the application must be summarily REJECTED.

Yours faithfully

Robin McDonald

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