

OBJECTION to Planning application A/99/17/OUT

Background

We have received feedback from many of our supporters saying that they believed the adoption of the Angmering Neighbourhood Plan would give them some level of control over future housing development in the village, restricting it to sites that had been allocated to the parish and potential future sites shown on Map A8 of the Plan.

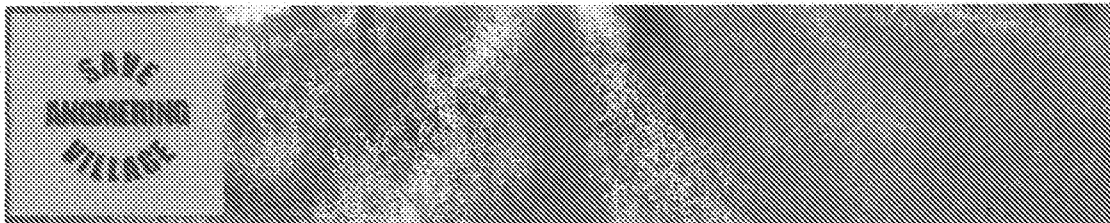
Now they, along with communities across Arun, feel that the developers will always get their way by using the planning process to "game" the system, so trying to make their voices heard by writing an objection letter is a complete waste of time. The only option remaining open them in order to make their voices heard, is to go down the route of instigating expensive Judicial Reviews or trying to persuade their local MP to call-in speculative applications.

This view appears to have been further justified by this proposed Strategic site coming forward **ahead** of Local Plan re-examination.

Points of Objection

The objections as to why the principle of development should not be predicated on highway access alone, but on Flood risk to others, Landscape impact and The reasons for this are well documented in the submissions from the community as well as our District and Parish Councillors. We will not repeat all of them here. Instead we will list what we consider the key objections raised which are:

1. The Angmering Neighbourhood Plan shows this site as **rejected** for development. This is the wrong site to consider for future housing development in Angmering when there are other sites proposed by Angmering's Neighbourhood Plan and that have come forward as a result of Arun's call for sites that are much more suitable.
2. There is no reason this application should come forward before the independent Examination of the Arun Local Plan scheduled for September.
3. As 1st Phase of the much larger Strategic Angmering North allocation, application A/99/17/OUT does NOT provide any 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"*. There are clues 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**
4. Like any other normal planning application, DCC members will ONLY be able to base their decision on evidence the developer chooses to put before them. Therefore, any decision made by the DCC will not take into account ALL of the available

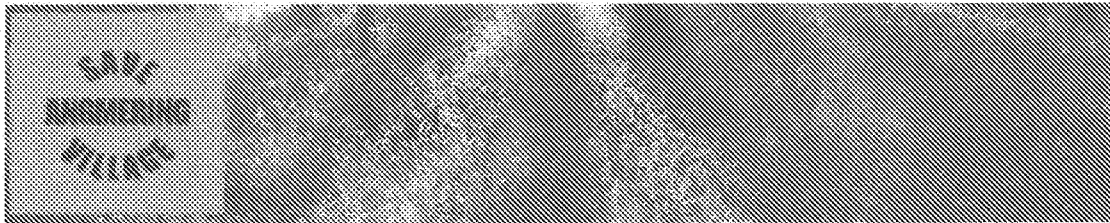


information on this site; that is, evidence supplied by the independent reports and Consultation responses available to the Inspector at Local Plan re-examination. Therefore it must be regarded as UNSOUND. For this reason the application should be rejected.

5. If this site is approved based on the selective evidence provided by the developer and any recommendation by officers based on the fact that it is part of the proposed **Angmering North** strategic allocation, this must be seen as an attempt to PRE-DETERMINE the outcome of the proposed Angmering North allocation at Local Plan examination.
6. The site is in an area of Angmering that is a known source of surface water flooding, which acts as a flood plain for runoff from the land north and south of Water Lane into the Black Ditch. Consultation response to the application has confirmed 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.*
Note: See the comments taken from submissions to the application in the appendix
7. **Flood risk from this and the larger proposed strategic allocation north of Water Lane should be Rydon's number 1 priority – NOT left as a reserved matter.** This needs to be investigated more fully as part of the solution for managing runoff from all 3 sites that make up the proposed larger Strategic site north of Water Lane BEFORE this site is even considered for development.
8. 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. Arun's own 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.
9. The dualling of the A259 and impact on local traffic must be fully assessed against evidence submitted to the Local Plan Examination process **before** any more development is approved in Angmering.

Note: Comments on Traffic Impact taken from submissions to the application can be seen in the appendix

For the above reasons and those included in representations submitted in regard to application A/99/17/OUT we believe that the principal of whether this site is suitable for development should be made independently; along with all the other proposed Strategic sites in Arun; against ALL the information available as part of the Local Plan re-examination in September. To do anything other than that would be questionable.



Appendix

Extracts from Responses on Flooding

"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".

"Having attended the exhibition in the village hall about the development, I was not at all reassured that the Rydon Homes representatives had any understanding of the devastating flooding which Water Lane residents have suffered in the past. Any building work in this sensitive, vulnerable area is bound to increase the flooding level, at times of extreme rainfall, but the man I spoke to from Rydon Homes denied that there would be any problems at all."

"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."

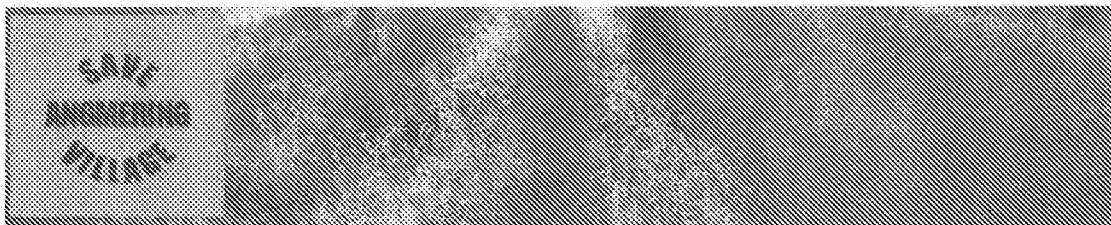
"Flooding coming down from Patching Pond and into the culvert in Water Lane in times of heavy rainfall. By reducing further a natural area where rainfall can be absorbed the run off from hard surfaces can only add to the pressure of water needing to drain through the Water Lane culvert. We know from personal experience the misery of flood water entering domestic property."

"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."

"Properties in Water Lane flooded as recently as 2012; my own property included. We were forced to find alternative accommodation for six months."

"My sister lives in Water Lane and has been flooded twice recently. We don't need more houses."

"I live in part of the indicative flood plain, in the lowest area of Angmering and in close proximity to the Black Ditch. I fear that this proposed development will add significantly more run off water to an already overloaded watercourse. The Black Ditch has a slow flow, it meanders from Angmering to Lyminster and in places has been redirected around fields at right angles. There are many tributary drainage ditches which flood into the ditch at 90 degrees further slowing the current. The stream is further hampered when it enters the river Arun particularly during high tides and in wet conditions causing it to back up. In 2012 the road drains in West Drive overflowed, gushing out water into the flooded road surface. The Black Ditch overflowed and flooded a large area of the Ham Manor Golf Course. I believe that this proposed development will create a significant flood risk to my home and surrounding area."



"I believe this the wrong area to be developed because of existing surface water flooding. The village has experienced serious flooding in June 2012. The area is regularly under water and even the horses in the field had to be rescued. Where will all this excess water go if this land is built on?"

Extracts from Responses on Traffic Impact

Roads and road safety are also of considerable concern, particularly in regard to the local roads around the proposed development.

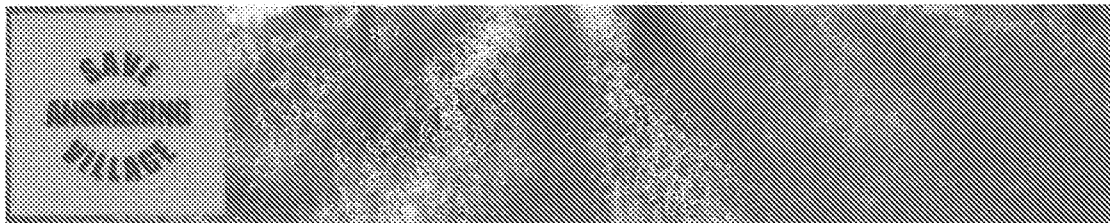
"The vehicular access to the site will create a significant traffic danger where it abuts Water Lane. Water Lane is already used as a 'rat run' by through traffic in preference to the A280 'by-pass' and the A259. The new development will also add vehicular movements to local roads particularly because of the local highway authority's extraordinary decision not to provide an unrestricted junction where Water Lane connects with the A280 'by-pass'"

"I will now refer to Weavers Hill particularly. Details of the traffic numbers are shown in the tables below, which clearly show the unacceptable volume in what is basically a country lane. There are no pavements and nearly half the road is single file due to on street parking at all times of the day and night. There are several blind bends, and it is on a bus route. There are no weight restrictions, which result in any size of Lorry using the road".

"I really do not understand the reasoning behind asking for the principal of development on this site be approved based on highway access alone, when there are more contentious and concerning aspects of development on this site that should be considered and not brushed under the carpet as reserved matters."

"The proposed access road into this development, by the pinch point in Water Lane, is already a dangerous spot, with congestion at peak times of day. Motorists become impatient and take a chance to pass through the pinch point when there is oncoming traffic, rather than wait for several minutes. We already have Dappers Lane and Weavers Hill junctions, and to add a third junction in this short stretch of road, seems to defy common sense. In the village there are very few jobs, so inevitably people must travel by car to work. Even our local bus service is hourly and the last bus comes in the early evening, so cars are essential. How will all the residents of the proposed development that need to travel to work or schools be able to exit onto Water Lane in the mornings, in addition to the current traffic? It would also be dangerous for children particularly to cross the road at the bottom of Weavers Hill, if they were walking from the new houses to school."

"The roads over the years have become more congested and dangerous, despite different traffic calming measures. Installation of another development will only add to this problem. Roads will become more dangerous, accidents highly likely to happen and lives lost. The Village cannot take any more and the roads were never built to take the



constant pounding that they are subject to on current levels. The village is being abused beyond its means. In addition to this the Angmering By Pass and the A259 are heavily congested, the addition of another lane outside Haskins is not a solution but a waste of money that will solve nothing. This will cause more disruption and costs that could be better spent dealing with other issues within the infrastructure that need seriously upgrading like new schools, sewer upgrades or flood preventions."

"Local traffic is just bananas at the moment. I fail to see how, after carrying out traffic surveys, you can think it's a good idea to add to the problem. In particular in relation to these latest developments and the one planned - Weavers Hill is already dangerous and will become more so. There are 2 blind corners and cars parked by residents, who are well within their right to do so. Angmering Village Centre is already a rat-run and no amount of 'traffic calming' has stopped that. It has just served to lengthen queues. Arundel Road is effectively a single lane where people park outside their premises but we still allow HGV's down there. I live in Weavers Ring which is just south of the long bend on the B2225 (High Street). To get into the village on foot we have to cross the road onto the footpath, and it's literally a case of stepping out into the road to see if it's clear. Sometimes we have to wait for a very long time while the flow of traffic from Bramley Green and the newer developments mentioned earlier travel into the village centre, or make their way out of Angmering via Weavers Hill. With 2 very young children it's no joke."

*"The roads where access is being sort (for development) are already congested. Water Lane has no pavement and an increased volume of traffic will undoubtedly raise the prospect of personal injury accidents for children walking to school. **There is no traffic management plan that can mitigate this risk.**"*

For and on behalf of

Save Angmering Village



R McDonald