

South of Water Lane Development, Angmering - A/109/20/RES

The Illustrative Visuals (Oct 2020) of the Views from Water Lane show that the proposed landscape screening of the development is to be achieved by planting trees in the Black Ditch floodplain.



Following the submission of **A/179/20/RES**, we have concerns about the viability of this proposal. Have the WSCC LFA and the EA been consulted?



Part of the EA Angmering FAS, states that the bridge has been designed to hold back flood water behind an embankment, and will increase the depth of the usual winter flood levels shown left.

Planted on ground that will typically remain soft and wet, how vulnerable will they be to being uprooted during periods of heavy rain and gales?

APC are also concerned about the problems of debris such as branches, twigs and leaves washing downstream and blocking the culvert entrance. Will this require additional screening and monitoring having to be built into the design of the culverted embankment?

What type of trees have been identified? Will they grow to maturity in these conditions and achieve the height and density required, within the proposed timescales, to screen this part of the development?

Has Arun's Tree Officer been consulted?

If the proposal is acceptable to the EA and the WSCC LLFA, we would expect there to be rules about what can be planted.

Kind Regards