

Nancy Liddell
22 Merryfield Crescent
Angmering
Littlehampton
West Sussex
BN16 4DA

Your Ref: OWPC20049
Our Ref: A/114/18/PL 25-07-2018
Please ask for:
Mrs A Gardner

28th September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works
Broadlees Dappers Lane Angmering

Thank you for your internet representation made on 27th September 2018 which has been recorded as '**an objection**' with the comments as follows:

The parking proposed for the development is inadequate and will lead to cars parking on Dappers Lane, Water Lane and Weaver's Hill, causing congestion.

Dappers Lane is a narrow country lane already used as a rat run in both directions to the A27, despite a one way restriction under the A27 bridge. This is not enforced in any way currently and is still recommended as a route by sat navs. This development will increase the traffic using Dappers Lane (which leads to the South Downs National Park and is much used by walkers, horse riders and cyclists) as an unsuitable rat run.

The planned foot crossing across Dappers Lane seems too near to the Water Lane junction and this may put pedestrians at risk, especially if there are parked cars there.

There is no footpath planned to run north from the development up Dappers Lane to the Merryfield Crescent junction where the bus stop is. This will lead to pedestrians using the bus service who are likely to be elderly being at risk from walking in the road to the care home.

The current plans show the old traffic islands in Water Lane. These have since been removed and replaced with one speed bump to the east of the Dappers Lane junction making it much harder even now to turn right out of Dappers Lane onto Water Lane at busy times.

I believe that these plans will make the area less safe for both pedestrians and motorists.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or

breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning