Woodlands
Dappers Lane
Angmering
Sussex
BN16 4EN

23 September 2015

Mrs A Gardner
Arun District Council Planning Department
1 Maltravers Road
Littlehampton
BN17 5LF

Dear Mrs Gardner

A/121/15/PL – HERONS FARM, DAPPERS LANE, ANGMERING

As the owners and occupiers of the adjoining property, we should like to register the following objections and concerns regarding the above Planning Application **A/121/15/PL** for the demolition of existing structures and the construction of two cottages, stabling and a sand school. We have made our neighbours aware of these concerns.

The application is to build the two cottages just 3.5 metres from the northern boundary of our home and garden in a position which is at the nearest point to our house. Although of single storey construction, the fact that the cottages would be built on land which is significantly elevated will mean that our property will be overlooked from the windows on the West, East and the South sides. This, together with the inevitability of noise generated by holiday occupiers of the cottages (potentially throughout the year) and from the sand school, would result in loss of our privacy and disrupt the peace and tranquillity of our home and garden. We understand there is also an intention to create a garden for each of the properties. The north cottage garden would be in front of that building and the one for the south cottage would be situated between that building and our boundary thereby further increasing the level of disturbance.

In respect of the boundary to the south and east of the proposed cottages, the plan shows "existing hedges". There is no existing hedge – the boundary is defined by fencing, currently in a poor state of repair and thickly covered by ivy and other vegetation. During our discussions with our neighbours (the applicant) they have indicated a willingness, through a combination of replacement fencing and lowering the foundation level of the cottages, to prevent our property from being overlooked. Whilst we appreciate this, in order to completely preserve our privacy it would result in the height of a fence or wall being very overpowering and intrusive in itself, and would be totally out of keeping with the rest of our garden and, indeed, the rural nature of this area. Additionally, it would not address the issue of noise disturbance from, potentially, a continuous stream of different people (including children) enjoying short stay holidays.

Herons Farm is situated within a large parcel of land, giving scope for the cottages to be constructed much further to the West. The proposed development is sited at the furthest point to the East from the applicants' property but at the closest point to our own, thereby enabling them to protect their own privacy at the expense and to the detriment of the privacy and quiet currently enjoyed by us. Moving the location of the cottages to the West would also mean that they would be sited further from Dappers Lane and, contrary to what is stated on the application form, the currently proposed location **will** render them visible from the public highway.

Section 11 of the application form refers to the disposal of foul sewage via a mains sewer. There is no mains sewer located in this northern part of Dappers Lane – all properties are required to dispose of foul sewage via cess-pits or sewage treatment plants.

The two cottages are described as "holiday cottages", thereby ensuring that the application will be considered as a recreational facility under the Planning Policy. It is our understanding that if the application were to be agreed under such a description, there would be a condition imposed limiting the period of occupancy both by any one individual or group of individuals, and in total in any one year. However, in reality there would still be two dwelling houses constructed which are categorised on the application form as "residential units" and "market housing". This would not therefore prevent a foreseeable future application for the removal of such a condition. If successful, it would mean that current planning policies regarding the construction of dwellings in a rural area and outside the built-up area boundary would have been effectively by-passed and it would totally negate any benefit of having provided a facility for recreational pursuits.

It is our understanding that the buildings which will be demolished under the application (which are immediately adjacent to our property) contain asbestos. If approval were to be granted we would expect there to be a requirement that all appropriate regulations must be complied with in the dismantling of these buildings. In addition, as stated above, although erecting new fencing (or other appropriate screening) and lowering the foundation levels of the cottages to prevent our property from being directly overlooked would not fully preserve our privacy, if the application were to be agreed we would expect these measures to be incorporated as a condition of any approval.

Apart from our obvious concerns, distress and adverse personal impact that approval of this Planning Application would have on our lives, we would certainly question the requirement and necessity of holiday accommodation in this locality. This part of Angmering is a wonderfully peaceful area currently enjoyed by many people, and the greenery, wildlife and tranquillity are what make it so special and help to explain why the area has been designated as being protected within the Development Plan. We truly hope that there is a wider determination not to erode this protection by allowing the construction of new dwelling houses.

[redacted]

John and Ailsa Adams