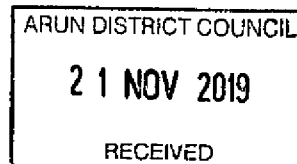


Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF



Ref: A/146/19/PL

Proposal: Demolition of existing storage building and erection of a three bedroom chalet bungalow with associated parking and landscaping

Location: Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE.

I object to the planning application because:

The application refers to the plot as a brownfield site which I believe is not true. This plot was part of the garden to No.1 and used as so until the beginning of the year.

I believe the proposal of a three-bedroom chalet house would not fit on this land. The plans appear to be bigger than the existing outbuilding which is only a single storey and already takes up a lot of the site. The height of the proposed plan is the equivalent of two stories high and so will overlook neighbours.

It is not an option for any work vehicles to enter this land via the garage compound as this would be very dangerous and would damage the concrete. Therefore, these vehicles would need to enter through Lloyd Goring and Claremont Close which is very narrow and may give concern to people living in Claremont Cottages.

A full survey should be carried out on the garage compounds either side of the site before and after any work may take place.

The application states that two designated car parking spaces are provided with the property. This is not correct as only one garage space is associated with the site. The space in front of the garage is not always a viable space as people also park their cars in front of the garages opposite. Were it not for these compounds parking in the Arundel Road would be impossible and the deeds do show that no commercial vehicles should be parked in the garage compound. Passing this planning application could set a precedent for further in-fill development which would have a disastrous effect on parking in the area and traffic movement in the village. There are two schools in Arundel Road which I believe are full to capacity. Arundel Road is mentioned in the Neighbourhood Plan as a particularly busy road.

This development sets a precedent for rear garden/ garage site developments which will significantly impact the well being of local residents and create chaos on the neighbouring streets as there is not enough capacity for additional or displaced parking.

The public footpath from Lansdowne Way to Lloyd Goring Close is a highly used route by the community and should not be incorporated into this scheme.

The Application makes justifications for housing need. I would have thought with approximately 800 homes opposite Bramley Green, more along Dappers Lane and even more at the northern end of Arundel Road are much more beneficial than this site. One isolated squeezed in house for profit making purposes. The larger developments actually offer affordable housing and social community.

The existing foul drainage is already at capacity as drains are often getting blocked as The Heathers and 1-3 Lansdowne Way all drain into No. 6 The Heathers property. Plans do not show any indication of where the drains are proposed to connect. It is believed that Mr. Woods may have installed these prior to the sale with or without approval. No capacity studies or CCTV of existing drains have been undertaken as part of this application.

I see bats flying across these gardens. I would suggest that a survey is undertaken to review any potential impact on the bats or any other species that may be affected by any development.

The landlocked site raises serious health and safety concerns not only for construction but the future occupants as no fire tender or emergency services could easily access the property off Lansdowne Way or Claremont Close as at night time, cars are often double parked in these areas.

The new owners of No.1 The Heathers have asked to purchase the site after all it was part of the house originally. I hope that this application is refused and the land could be returned to a garden area once more to be used and enjoyed.

Finally, I am disappointed to report that only from lunchtime on 12.11.19 was a Planning Notice displayed. Prior to this no knowledge of the scheme was known by any surrounding residents other than The Heathers and 1-5 Lansdowne Way which limits the time they have available to comment before the 5th December 2019 consultation deadline.

Mary Davies



5 The Heathers
Arundel Road
ANGMERING
BN16 4LE

19/11/2019
