

12th January 2026

Alison Ingoe
2 Horton Place
Angmering
Littlehampton
BN16 4GL

Case Officer: Kathryn Welch
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Dear Sir/Madam,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) -
Article 10**

Application No: A/188/25/NMA
Site Address: Former Merry England Nurseries Swallows Gate Dappers Lane Angmering BN16 4EN
Description of works: Non material amendment following the grant of A/142/16/OUT relating for substitution of plan 5804/101 REVA with 14183/101 REVP1 and deletion of condition 10.

Thank you for your internet representation made on 11th January 2026 which has been recorded as an objection with the comments as follows:

OWPC80809

I object to this application.

The applicant contends that the amendment is non-material. Materiality as a concept is concerned with the relevance or significance of a matter. The applicant has not demonstrated that the construction of the footpath is a non-material matter for the following reasons:

The applicant contends that the footpath cannot be implemented on either the east side of Dappers Lane or on the west side of Dappers Lane. With reference to the east side of Dappers Lane, the applicant contends that the "ransom" situation on the east side of the road makes the footpath unable to be implemented. I do not agree and the applicant has failed to adequately support this position. It may make implementation more costly than originally estimated by the developed but that is an entirely separate issue. In any eventuality, achievability and materiality are different matters and should not be confused or conflated.

The applicant notes that since the original planning consent the speed limit on Dappers Lane has reduced to 20mph. The applicant provides no further argument or justification but given that they are using this fact to demonstrate non-materiality it is reasonable to hypothesise that the applicant believes that the construction of a footpath was primarily for safety reasons and that the reduction of the speed limit has lessened the risk and therefore the requirement for footpath. I do not agree that this is the case. The applicant has provided no evidence that the new speed limit is adhered to and there are no other measures to enforce the lower speed limit. It is a demonstrable fact that lower speed limits reduce the risk of death or serious injury to pedestrians in the event of a collision. The risk, however, is not eliminated. Estimates vary but suggest that this is likely to be between 10% and 20%. In context of serious injury or death this is a material risk.

In conclusion, a footpath has been required on Dappers Lane for many years for the safety of pedestrians. The construction of housing on Dappers Lane and the surrounding areas has necessarily increased both foot and vehicle traffic which in turn increases the risk of accidents. Any steps that reduce the risk of accident or the severity of the accident are material and I object to this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>