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17th February 2022

Nicholas Cooper
1 The Beeches, Dappers Lane
Angmering
LITTLEHAMPTON
West Sussex
BN16 4EN

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: A/266/21/PL
Site Address: Crete House The Beeches Dappers Lane Angmering BN16 4EN
Description of works: 2 No. 2 storey extensions, replace existing bay window with bi-fold doors on the existing dwelling and the construction of 2 No. 5 bed new dwellings. This application is in CIL Zone 2 and is CIL liable as new dwellings.

Thank you for your internet representation made on 16th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44471

We would like to object on the following grounds :

The development is totally unsuited to the small plot of land. Retaining Crete House and trying to add 2 new 5 bedroom houses in the existing garden is a clear case of over-development.

This has a severe negative impact on the local natural environment and on the living conditions and safety of residents living in the Beeches and on Dappers Lane. The following are the main negative impacts :

1. Biodiversity and natural habitat. The impact on the biodiversity interests at the site and the destruction of natural habitats has a very negative impact on the living conditions of local badger, birds, squirrels and other animals living in around this site.

8 trees have already been cut down. Some were mature in excess of 20 years old (photographic evidence available). Regardless of the outcome of this application 2 trees must be planted for every removed tree. In this case 16 new trees must be planted by the developer / owner of Crete House.

2. The large oak tree has a TPO. The proposed development of parking directly next to the tree will potentially destroy the trees root system. This could kill the tree which of course is totally unacceptable, even more so as this is one of the last remaining mature oak trees on Dappers Lane.

3. The severe harm on the residential amenity of neighbouring properties. The proposed extension of Crete House adds many more square metres of glazing with additional views directly into the private bedrooms of

adjacent properties at number 1,2 and 3 the Beeches, This unacceptable increase in overlooking, overbearing buildings is a severe intrusion into our privacy.

4. The adverse impact on highway and pedestrian safety. The proposed new properties have only one entry / exit point for up to 8 cars to use. This entry point is too close to the existing entry / exit point to the Beeches and to the industrial estate, impacting the required 43 metre splays and disturbing land privately owned by the residents of the Beeches.

There is a high potential for accidents due to the potential of crossing traffic and "blind" entry into Dappers Lane, which has high pedestrian volume but no safe footpaths.

5. The effect on surface water and foul drainage. The plan has no visible provision for either sewage or drainage. The existing sewage system has no capacity for more than 1 house. Additionally, this rainwater drainage system for Dappers Lane passes directly next to the entry point of the proposed new driveway. The drainage system is already at full capacity during heavy rains. Major flooding has occurred on several occasions most recently on October 20th 2021 when the road was impassable. There is no capacity for any additional properties. More properties will make flooding worse and potentially dangerous to residents of Dappers Lane.

6. Additionally, any such development of these underground sewage / drainage systems would potentially disturb the root systems of the large oak which has a TPO. This cannot be allowed.

Finally, there was a master plan for Angmering and this development was not included. No further developments should be approved.

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. 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>