

From: Glenn Belchamber [REDACTED]
Sent: 19 February 2022 17:17
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Objection to planning application ref: A/266/21/PL

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Hello Anita,

Unfortunately I was having problems submitting this objection via the Arun planning portal, so am emailing directly.

I wish to strongly object to Planning Application A/266/21/PL: 2 No. 2 story 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. This is based on the following reasons:

1) Privacy

The speculatively proposed erection of the 2 x gargantuan properties poses a significant impact to privacy and security of existing neighbouring properties. The impact is not simply limited to properties within the Beeches development either, the existing houses within Dappers Lane as well as the properties on Beech View will have views blighted by these 2 new residencies, which are would be directly facing Dappers Lane. Houses erected within The Beeches development were at least sympathetic to this impact by being sideways facing the Lane. In addition, having these properties proposed so close to the Dappers Lane roadway brings the properties yet closer to existing dwellings, impacting the comfort and freedom experienced in back and front gardens. Indeed, these 2 new properties will be the closest directly facing residencies to Dappers Lane on its East side, and I would have expected any suggestion to be set back further from the road.

The volume of glass proposed within the new properties which are directly faced to Dappers Lane is an extreme invasion of privacy, especially when considering the natural screening from hedgerow which will be removed to accommodate the proposed access off Dappers Lane. This will cause substantial lifestyle changes to families including my own, and will invariably mean them going to considerable lengths to retain existing levels of privacy which would be costly and physically impactful. Ultimately, it would be impossible to retain existing levels of privacy, should the development be permitted.

2) Wildlife impact

Formerly a rural country lane, the abundant wildlife will yet again be intruded upon with this incessant development and removal of food sources, nesting grounds and space to simply exist. We're becoming numb to the existence of these creatures by forcing them out of rural and green space; it isn't a wonder that a number of species are becoming threatened.

Foxes are being forced into streets, hedgehogs are now a threatened species and rare birds that once frequented the trees around the area are long gone. This wildlife exists in the land parcel and has been home to them for many years.

Has adequate impact reporting been done for this proposed development? Simply adding some bird boxes and some gaps in fences for hedgehogs to access just will not cut it. The site is substantial and with the comings and going of potential new residents with cars / bikes / footfall etc, wildlife simply will not re-appear. This cannot be allowed to continue – it is not sustainable or is it in any way fair.

3) Trees and hedgerow

The proposal to remove further trees to allow access to Dappers Lane is reprehensible. These have been growing and forming a natural screening for a significant number of years and provide all manner of benefits from wellbeing, security, privacy, vital habitat for wildlife... the list goes on. And the proposal is to simply remove them?? Even if they were to replace at the 2 : 1 ratio, where are replacements going to be planted? The damage will have been done and would be irreversible.

Given that there are 2 entry points proposed on to Dappers Lane, the impact is multiplied, and I would be surprised if any existing tree and hedgerow currently lining Dappers Lane, would be left at all.

And importantly, we should not forget the existing oak tree within the site that has a TPO in place. This oak tree is extremely close to the boundary of one of the proposed houses and it's proposed car parking shelter. It is impossible to fully appreciate the root network of the existing oak and building work could prove detrimental to long term health. This tree must be preserved and protected at all costs and this site endangers this.

Additionally, work on the proposed Crete House extension and the new properties will impact the health, if not directly, then by the volume of activity required to build and develop the site eg workmen, delivery lorries, exposure, dust and foreign bodies etc.

4) Dappers Lane access

Two further points accessing Dappers Lane will contribute to the already significant increase of traffic seen in the Lane in the last couple of years. This impact of the safety of existing road users (drivers, horse riders, bikes, pedestrians alike) is unacceptable and gambling on their safety will not end well.

The proposed dwellings are already assuming and encouraging minimum 6 additional cars to use the lane and with the number of additional residents the houses will bring, if driving was not an option and walking was chosen instead, there is no existing pathway that would allow for safe travels up and down the lane. It is not the most appropriate access point for these houses and further reason why the site should not be considered for a development of such size.

The access points themselves offer little visibility for car drivers, too. Another safety concern. Additionally, if 3 cars are proposed to each house, is there sufficient clearance for cars turning at each site? Significant negotiation may be required to leave the properties by car, and in the event of an emergency, this could prove catastrophic.

Similarly, this would discourage parking within the dwelling site and force further parking on Dappers Lane – something that we are already witnessing following The Beeches development. The Lane is simply not built or designed for on-street parking, and consideration of this should be made at planning phase to discourage it.

5) Size of properties proposed

In addition to the above stated privacy concerns, the sheer size and impact of the properties is not in keeping with any existing within Dapper Lane. The Beeches houses which appear to be of a similar style, reflect the elegance, continuity, and uniqueness of the development. Since the properties are not to be considered part of the Beeches development, I see no reason to echo the style and suggest that no other properties off Dappers Lane, or any overlooking it, are anywhere near considered the same style.

The height of the properties is significant and will prove a constant impact to neighbouring properties. Existing residents will not be able to escape the view of these garish dwellings in anyway, even from ground level, not to mention when upstairs in their properties. Again – ridiculously impactful on any family's existing lifestyle.

Finally, to this point, I am extremely concerned with the impact of light on my property and neighbouring properties. The houses are significant and will block the morning sun – has the impact of this been assessed? If my house and neighbouring houses are to be cast in shadow, this is wholly unacceptable and will affect more than simply my wellbeing – this will have ecological issues, too, effecting the wider Lane and neighbouring properties.

6) Land not befitting of size of development

The parcel of land is totally not befitting for properties of proposed volume and is shoe-horning whatever can be inserted to maximise return for the developer. This is visible with the limited garden and driveway space proposed plus the proximity of proposed dwellings to existing properties and Dappers Lane roadway. It's simply not big enough to accommodate the size and volume of the properties proposed and thus is raising considerable concerns that simply cannot be ignored. Surely this is in breach of some calculation in the planning standards used to assess suitability for proposed developments? Having these shoe-horned is absolutely not in-keeping to existing positioning of houses within the Lane and wider area which benefit considerable surrounding space.

7) Drainage issues

Dappers Lane suffers from significant drainage issues already which contribute to the flooding in recent years of the Village centre. The runoff from existing watercourses, existing houses, new developments (and proposed developments) already cause great concern. New properties where naturally absorbent green space, trees and hedgerow is sacrificed will only exacerbate this issue.

Proposed soakaways are simply not enough to account for the addition of surface water that the properties and the proposed extension to Crete House, will produce and Dappers Lane (and potentially Angmering Village, will once again suffer. This will effect safety, existing infrastructure, private residencies – the list is huge and costs for surrounding residents stack up significantly.

Has this environmental impact also been addressed and reported on?

8) Disruption impact

The final point is regarding the incredible disruption that these additional developments will cause. As residents of Beech View, backing on to Dappers Lane, we have experienced immeasurable levels of stress and unrest given the continuing works from in the vicinity of the Lane. Further works is drawing out this matter which is affecting physical and mental health and general well-being. It's a social impact that is routinely forgotten with these development activities and the impact is widespread.

During the COVID 19 pandemic, many residents (including myself and my wife) have been forced to change their lifestyles by working from home, however construction and development sites have been allowed to continue (albeit at reduced capacity). The stress of this change, on top of the continued disturbance of work noise, traffic noise, delivery trucks, heavy machinery and all things associated, has affected our wellbeing and life balance and our abilities to earn a living. In our household alone, we have had to cancel calls and make numerous apologies to clients. This is potentially damaging to our careers.

This factor is a huge concern to us, especially as we and others, are adopting hybrid-working and allowing the disruption to continue by approving this proposed development, would be highly detrimental.

Please consider these objection points in your decision-making process. The development is unwelcome, not well thought out and will have a negative impact to the wider area and society.

*Yours sincerely,
Glenn Belchamber*

Best regards,

Glenn Belchamber

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