

From: sara.dye [REDACTED]
Sent: 24 February 2022 18:36
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Objection to planning application A/266/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

We are writing to strongly object to the planning application A/266/21/PL.

A clear over development of a small piece of land that currently belongs to Crete House that has only been created by significantly reducing the size and shape of the current garden in an attempt to fit these new properties onto, which undermines the sympathetic approach to development on this rural lane. The only person to benefit from this would be the developer who I understand does not live at Crete House.

We understand that the original plans were only for 6 new houses and the retention of Crete House. Also there is a master plan for Angmering and this development was not included.

This proposed development will be far too close to surrounding properties and will have a severe visual impact due to the large and overbearing scale of the new dwellings, especially properties in The Beeches that were finished last year and now all occupied. Also I'm sure there are properties that would also be impacted and overlooked on the other side of Dappers Lane.

The view from the rear of our property at 5 The Beeches and our garden is going to be completely altered in relation to what we had when we bought our property. The removal of the trees to the left hand side of Crete House has already altered our view. These houses will have an overbearing impact and cause severe reduction of privacy as we will be overlooked from windows at first floor level down into our garden and property.

These new dwellings will also reduce day light and sun into the rear of our garden and cast long shadows onto our garden.

There will obviously also be increased noise levels and disturbance from the proposed gardens that would back directly onto the right hand side of 6 The Beeches and in turn us at number 5.

The extension to Crete House again would appear out of proportion to the actual size of the now reduced plot. The extension and additional windows will lead to a lack of privacy to properties opposite it within The Beeches.

There is a TPO on the oak tree within Crete house. The groundworks and development could have an adverse effect on the root system of this tree and the potential for the loss of the tree.

There would be an adverse impact on highway and pedestrian safety as the proposed new development has only one entry/exit point for a minimum of 6 cars (or more if they are double parked). This entry/exit point is too close to The Beeches entry road and the access to the industrial estate. There is a high probability for traffic accidents and blind entry onto Dappers Lane which has a high pedestrian use but with no safe footpaths.

With regard to the data supplied to WSCC - Highways Authority by Sussex Police - it is only relevant and substantial if an accident or incident has been reported. That is not to say incidents or collisions have not previously occurred.

Using data from the past 5 years surely does not now reflect the additional entry and exit points from the new developments and future developments on Dappers Lane.

We fully support the objections raised by LRJ Planning in their letter on behalf of Mr & Mrs Dickens.

Thank you.

William and Sara Dye

5 The Beeches

Dappers Lane

Angmering

BN16 4EN

