

Mr Jason Willcox  
2 Quiet Waters Close  
Roundstone Lane  
Angmering  
BN16 4DG

20<sup>th</sup> February 2022

Dear Mrs Gardner,

I am writing to you regarding planning application A/268/21/PL, made by Caffyns Plc to build a Volvo dealership and workshop on land east of Roundstone Lane, Angmering.

At this time, I am objecting to the application for reasons that are outlined below:

**1. Plot 5 boundary and residential garden not clearly marked on many drawings /plans.**

It appears that our boundary (Plot 5, No. 2 Quiet Waters) is not accurate or clearly defined in many of the plans and statements. As supporting evidence, I have previously provided our land registry document and the letter confirming drafting of Deed of Transfer.

It is particularly concerning to see the artists' impression has omitted our boundary and garden which is a direct boundary with Caffyns land. This does appear to be rather misleading regarding the distance from our home and boundary with the planting scheme and building proposed. I also hold questions regarding what impact the plans in their current form, may have had upon the impact assessments and associated decision making.

I note in the Planning Statement, 6.39, states that the building (Dealership and workshop) was moved further south away from the housing development that is Quiet Waters. It would be helpful to know, if this advice was based on our actual plot size or on the smaller plot size that many of the applicants plans show.

**2. Impact on natural light into our garden and light pollution.**

As we have a direct boundary with Caffyns land, given the height of the building and that the final planting and landscaping scheme is still to be confirmed, I hold a concern on the impact of natural light into our home (plot 5). Conversely, I also hold a concern regarding light pollution that may be caused by the security lighting along the boundary. To further my decision making, it would be helpful to have further details on the planting scheme for our boundary with Caffyns.

**3. Proposal to access the sewage system of Quiet Waters.**

I note within the Proposed Drainage Strategy, Eastwood & Partners, the applicants preferred options is to access the foul drainage system of Quiet Waters. It is pertinent to note that the current system has experienced blockages over the last year for plots 1 to 5. Given this, it is prudent that assessment and remedial action be taken to correct current flow issues prior to a decision on increasing flow as outlined in the application or the cess tank solution is likely to be required.

#### **4. Impact upon wildlife.**

Having lived within Quiet Waters for over a year, I am concerned about the impact to wildlife. Within Caffyns land live wild rabbit and foxes while supporting nesting areas for British song birds and other migratory birds. I can confirm that there is great diversity within the scrub land and we regularly see Woodpeckers, Trushes, Green and Gold Finches, Blue and Great Tits, Robins, Blackbirds within the trees and garden.

While it would be hypocritical of me to object purely on wildlife impact, as I live in a new build, I wonder if further mitigation could be undertaken my Caffyns through the enhancement of the communal grounds and green spaces within Quite Waters? There is land that is ideal for landscaping to support relocation of wildlife and improving biodiversity surrounding parking bay associated with plots 2-5. This area is also a direct boarder with Caffyns boundary.

Further to the points raised above, one final point to raise is that the reports uploaded to the council's planning site for our review, are in black and white despite within the report advising that the report should be viewed in colour. This issue, has impacted the clarity of my decision making and I would recommend uploading in colour in the future.

Yours sincerely

Jason Willcox.