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23rd March 2022

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

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@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/41/22/DOC
Site Address: Land North of Water Lane Angmering BN16 4EU
Description of works: Approval of details reserved by condition imposed under ref A/40/18/OUT relating to Condition No 5 - design code masterplan.

Thank you for your internet representation made on 21st March 2022 which has been recorded as an objection with the comments as follows:

OWPC45356

Dear Sir,

I am writing regarding this development and the previous objections raised by many people regarding the bus and emergency access between the development and Dappers lane. I see from the submitted developments that the solution to control traffic between the development and Dappers lane is still not defined and once again the developer is trying to push this issue into the detailed design phase.

As mentioned in my previous objection this is not acceptable. Even at this level of planning detail it should be confirmed and indeed mandatory that a mechanised barrier system is installed. The barrier mechanism itself can be decided at a later stage but not the principle. This should be confirmed at this level of design.

Already we have seen how the developers have tried to remove this in subsequent planning applications. This is a typical tactic in order to downgrade or minimise the solution at a later date usually to save money for the developer. 525 houses is a huge development in the context of Dappers lane and no normal traffic must be allowed to enter Dappers Lane from the development.

We have already seen the developer try to downgrade the solution. Please see the history of that below which I submitted in a previous objection to application A/256/21/RES :

1. Application A/248/21/PL seeks approval for variation of Condition 4 which forms part of that Outline approval.

Comments need to be made by 17 January 2022

This application implies that the original submission for a mechanised barrier is unchanged.

2. Application A/256/21/RES seeks approval for reserved matters following Outline permission for up to 525 new dwellings granted via Application A/40/18/OUT

Comments need to be made by 3 February 2022

This application shows a new plan for the access route with an ANPR camera and no physical barrier.

It is critical to have an enforceable and controlled barrier solution to control entry to Dappers Lane. If not there will be serious public safety issues due to increased traffic, potential traffic congestion, and a risk to public safety.

Dappers Lane is totally unsuited to additional traffic and needs to be protected.

Mechanised, fixed barriers have been used successfully in other estates and are a tried and tested solution.

A physical barrier needs to be confirmed now and included in the approved plans.

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>