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1st April 2022

John Adams
Woodlands, Dappers Lane
Angmering
Angmering
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 1st April 2022 which has been recorded as an objection with the comments as follows:

OWPC45941

Application A/40/18/OUT gives approval for up to 575 houses to be built north of Water Lane and to the east of Dappers Lane. The plan includes a link road between the main site and Dappers Lane, to provide limited vehicle access for buses and emergency vehicles only. This original plan shows a barrier at the western end of this link road with the added notes "Access to restrict vehicle movements" and "Mechanism for control of bus gate to be agreed at detailed design stage".

A subsequent application A/250/21/RES seeking approval for reserved matters following the outline permission included a different plan showing no physical gate/barrier but only a ANPR camera at the eastern end of the link road. There were many objections to this proposal to use a camera instead of a physical barrier.

This new application A/41/22/DOC seeks approval of details reserved by conditions relating to the design plan mastercode. One of the plans submitted (Design Code-Rev A (Part 3), (Access, Movement and Parking) shows, under 3.2 Public Transport/Dappers Lane Link, two copies of the same plan for the limited access link road, each showing a physical barrier at the western end but still also showing the note "Mechanism for control of bus gate to be agreed at detailed design stage". There is no reference to an ANPR camera.

This could be interpreted as the developer having reverted to their original intention to install a mechanised barrier, but this has not been made clear, and there is no detail given as to the type of physical barrier or its mechanism.

It is essential that before any decision is made on this latest application the manner in which vehicle movement is to be restricted is clearly set out - that there will be a physical barrier, it's precise location and detail of the mechanism for its control

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>