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29th May 2020

Christopher Dingle
1A The Square
Angmering
West Sussex
BN16 4EF

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@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/76/20/PL
Site Address: Land at Dappers Lane Angmering
Description of works: 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.

Thank you for your internet representation made on 28th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27306

As local resident having been raised in the village and resident here for the majority of the last 30 years I object to the proposals outlined for the following reasons:

- The site is outside of the existing built environment of the village and extends the sprawl of the settlement to the North towards woodland and the South Downs National park.
- Dappers lane is a small rural country lane that is not sufficient to support the traffic generated by a significant sized development. Access from the north of Dappers lane via the A27 is prohibited and frequently ignored. The presence of further housing on this site is likely to exacerbate this issue and prove a detriment to road safety. The road is not wide enough to support more regular traffic particularly to the north.
- Development of this site is likely to result in further applications for development along Dappers Lane, resulting in the eventual loss of a rural lane, that is central in the character of North Angmering and the loss of one of the few remaining rural sections of the village.
- Construction traffic is likely to have a significant impact on local residents to their detriment.
- Site construction and noise pollution will be a detriment to residents living in Chantryfield Road and Garden Close.
- Angmering has insufficient public amenity to support any further development except in a very limited capacity. The local schools and health care provision is unable to support further development. Whilst s106

contributions are proposed, these have been provided with previous developments along Roundstone Lane and have left the village without additional school or healthcare provision. The village infrastructure is not sufficient to support further developments.

- Village roads are becoming increasingly congested and this development is likely to exacerbate this problem.

- The use of the term village green is concerning and likely to detract from the focal point of the village - The Square. Angmering already has a village green at its heart, naming an area some distance to the North is confusing and unnecessary.

- The design and character of the proposed development is not in keeping with the character of the rest of North Angmering and the buildings look very much like those of Bramley Green to the south. The majority of the rest of North Angmering comprises Bungalows and Semi-Detached housing, much with white wooden cladding. These properties make heavy use of brick exteriors and do very little to blend in with the neighbouring woodland.

For all the reasons outlined above, I object to the application.

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 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.