

Arun District Council  
Planning Department  
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22 June 2020

Dear Mr Eastham

Re: Development at Dappers Lane, Angmering, Planning Application A/76/20/PL

Further to the recent application lodged by Persimmon Homes, we would make the following observations for your consideration.

1. With the amount of development in Angmering currently under construction or already approved, we consider that a further addition of 84 dwellings to the built environment, is probably unnecessary. Furthermore, the site has been used historically and is presently used as paddock and pasture land.
2. The development will exert even greater pressure on the local infrastructure and facilities, which in our opinion, are not exactly coping now.
3. The development will naturally add to the local traffic movement/density, exacerbating the access and egress problems already experienced particularly at peak times. This will also lead to increased pollution caused by the additional vehicles.
4. Having owned our property since 1999 and lived in it from December 2006, we are mindful of the ground water situation that exists across the site. On occasions, we have had the water from the field flooding onto our land and discharging under the side gate, down our driveway and thence into the road. We appreciate that the applicant has recognised the problem and addressed it by introducing attenuation basin and culvert line within a 3.000 maintenance easement (required by Arun District Council). However, we wish to be convinced that the measures would be adequate under "extreme conditions", bearing in mind the reduction of natural on site soakage, afforded by the field due to the buildings and hardscaping!
5. With regard to the open spaces, easement strip and attenuation basin, we assume these would be subject to and robust and continuing Maintenance Provision together with a Health & Safety policy for the basin.
6. The bramble patch and semi mature trees behind No. 10 Garden Close and to the west of No. 1, Woodlands Close, seem to have been retained. Thus, together with all other existing trees and hedges etc on or adjacent to the site periphery including the mature hedge within our north facing rear garden, we

would ask that they be retained and protected throughout the course of the development if so approved.

In conclusion and accepting that we consider Angmering to be already over developed, in our opinion, the applicant has produced a thoughtful and balanced proposal. Assuming that we are required to have more houses, we feel this scheme has much to commend it.

Many thanks

Yours sincerely



Trevor. E. Unsted  
Susan. A. Unsted