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29th June 2020

Michael Jenner
Highdown,
Dappers Lane
Littlehampton
West Sussex
BN16 4EN

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 26th June 2020 which has been recorded as an objection with the comments as follows:

OWPC28066

I am objecting for the following reasons

1) Vehicle access being given to the development off Dappers Lane. This plot of land has been owned by various developers to my knowledge for 30 or more years.

(a) Could I please ask the officer in the case to supply the committee members for their consideration details of all previous applications for development on this land (if any) and reasons for why it had been refused.

(b) Could I please again ask the officer in the case to supply any correspondence to committee members from persons inquiring about the possibility of obtaining planning permission and your replies.

The reason I am requesting this is that there has always been an assumption, admittedly hearsay, that planning permission would not be granted allowing vehicle access off Dappers Lane. If that was the case and the planning officer recommends approval of this application I believe the committee members should know what has changed to make the development with vehicle entry off Dappers Lane now acceptable.

Dappers Lane is much busier now than in the past especially as four developments with access onto the lane on the eastern side of its southern half, have either been or in the process of being approved, already increasing considerably the traffic flow along the lane, equaling, if not doubling the traffic movements of existing residents. This alone should be enough to refuse the application as it stands for access on to

Dappers Lane. Couple this with the fact there would be no vehicular entry into Dappers lane for the developments residents from the north of the lane making the only access a one way approach along the southern half of the lane which is totally unsuitable for this increased volume in traffic.

Add to the mix that an application for a children's day nursery at Brackenside, planning application number A/55/16/PL, to the north of this development was refused on the grounds of an unacceptable increase in traffic flow along the lane. Could this planning application be drawn to the committee members attention and the reasons for refusal.

To sum up part 1 of my objection. Although the applicants have agreed to widen the road, build a footpath and basically improve 89 metres of highway they have in no way addressed the substantial increase in traffic flow such a development would produce and the impact it would have on nearby residents, the safety of road users and the wear and tear on the existing infrastructure. There is no up to date traffic data on either vehicular, horses and pedestrian or predicted movements after the developments that are in hand at the moment are completed. There is a letter from WSCC with traffic movement details that appears to have been completed around November 2018, even if this does refer to a more recent survey it does not take into account already approved and pending developments and their predicted impact. Until an up to date report is completed including predictions of traffic, pedestrian and horse movements from the developments now in progress and awaiting approval I would respectfully suggest therefore at this stage the committee is not in an informed position to approve this application.

2) There is no indication how some 200 or more people living in the area will be able to access schools, Doctors Surgeries and Dental practices when all at present are full to bursting point.

3) Insufficient detail has been given to the current fauna and flora on the site and in particular to adequate, probably legal, distancing required between the properties and the hedging on the western boundary that contain dormice

Yours sincerely

Michael Jenner

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.