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1st July 2020

J Elborough
20 Woodlands Close
Woodlands Close
Angmering
West Sussex
BN164NA

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 30th June 2020 which has been recorded as an objection with the comments as follows:

OWPC28136

--The development will cause a major loss of privacy and visual amenity to the bungalows adjacent to the southern boundary of the site on Garden & Woodlands Close. This is exacerbated by the slope of the site from north to south. The landscape visual impact appraisal describes a buffer between the build form and the adjacent properties, however in the south eastern corner this buffer is non-existent. As a minimum, additional large tree planting should be considered along the entire southern boundary to offer some form of mitigation. The long term impact assessment has been categorized as 'Moderate' but the landscaping plan and lack of buffer in some areas do not appear to justify this. The impact on residents of Garden & Woodlands Close will be Major both during & after construction.

--There appears to be a lack of provision in the plan for the substantial improvements that will be required to Dappers Lane to ensure the ongoing safety of pedestrians, walkers & cyclists. These improvements need to consider the entire length of Dappers Lane and not just the short section south of the site entrance currently in scope.

-Woodlands Close residents have experienced surface water flooding in the past. There are justified concerns that the development will increase this risk and that the planned attenuation basin will not be able to cope with the potential increase in surface water.

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>.

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.