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7th July 2020

Mark Ayling
Herons Farm
Dappers Lane, Angmering
Littlehampton
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 6th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28239

I have lived at Herons Farm for over 13 years and maintained the land which is now the subject of this planning application.

Firstly I object to the lack of consultation and awareness for the residents of Angmering due to a leaflet (not delivered to all residents) acting as a public consultation closely followed by the planning application in the middle of the COVID19 epidemic.

The pasture land is the habitat for an abundance of wildlife including swallows, bats and doormice. This development would destroy their habitat and the doormouse mitigation strategy (not agreed with adjacent land owners) will do little to help the doormice when the ground is dug up for the power cable or when the inevitable cat population move in. Why would you encourage use of the footpath alongside the doormice? Especially as the footpath leads nowhere?

The land is saturated through Autumn, Winter, and Spring as the clay soil is not permeable and the land is on a slope and suffers run-off. The land also has underground springs and pools of water form above ground in certain areas. I welcome the comments/requests from the Engineer at Adur and Worthing Council as Dappers Lane has constant water seepage and regularly floods after heavy rainfall.

The recent boundary amendment to close board fencing is not a permanent solution and likely to be unfit for purpose due to the high water table.

Also, we would have eleven new neighbours adjoining our farm and need to understand who will be responsible for maintaining the many boundaries and that we will remain secure.

The proportion of affordable housing adjacent to the west of our property is high and there is none on the west side of the development. Should this development be approved, we would request that this matter be addressed.

Dappers Lane is a narrow, rural lane used for recreational purposes by pedestrians, cyclists and horseriders as it leads directly to the SDNP. Our driveway and several others are used regularly by vehicles trying to pass. The Lane has no pavement or lighting and suffers from constant water leakage at the northern end. Vehicles are not supposed to enter at the northern end but ignore the 'No Entry' signs.

This will not change with the proposed development plans and therefore should be refused on the same grounds as application A/55/16.

The principles of sustainability are important - Angmering wants to keep the 'environment' it has, Angmering's society has enough housing developments, Angmering will not benefit 'economy' as the monies will go to the WSCC and the A27.

As the Angmering Parish Council has objected along with at least 60 other objectors, I assume the matter will be decided at a Development Control Committee meeting. The public are usually invited to these meetings and as this is a large development added to many other large ongoing developments and the increase in traffic through the village will affect all residents. How can the public fairly voice their opinion by 'webcast'?!

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.