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BN16 4EN

Mr Michael Eastham
Arun District Council Planning Dept.
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27 June 2020

Dear Sirs

OBJECTION Re: Planning Applications A/76/20/PL Dappers Lane Angmering

I am writing with reference to the above application to which I have several objections, this letter deals with the main one, Dappers Lane, I will write separately concerning the others.

Others previously but now Persimmon Homes have owned this piece of land for many years and the main reason why development has never allowed is the access to and from the site from Dappers Lane, this has never been considered safe. This application has not changed that, it remains unsafe.

I believe Dappers Lane is unsuitable for the increase in traffic and the result of the alterations to try and enable this development to proceed will make it more dangerous to all users and change it from a rural country lane forever. The extra width and smooth surface, even for just 83 meters, would be an open invitation for drivers to increase speed and be less cautious of the bends, even after the improvements there would still be blind bends.

Dappers Lane is 1,079 meters in length, improvements to 83 meters is insignificant and will not change the unsuitable nature of the Lane for such volume and size of vehicles.

The projected increase of traffic in Dappers Lane proposed by Persimmon takes no account of the developments not yet completed at Herons Farm, Merry England, Crete Nursery, The Laurels and Broadlees, the Planning Officer should require a fresh survey.

There has never been to my knowledge a detailed survey of the type and number of non-motorist users of Dappers Lane, walkers, dog walkers, joggers, cyclists, horse riders and mobility scooters who would all be at increased risk despite the foot path if constructed.

As a resident in Dappers Lane living within 150 meters of the site I seriously question the numbers used by Persimmon in the application, I have not seen any traffic monitoring equipment installed nearby, where and when did one take place? The numbers driving North appears low whilst I doubt there are an average of 160 vehicles a day heading South! This would mean over 100 drivers breaking the law every day by passing 2 No Entry signs and driving against the one-way system, as there are only 4 residential properties and 1 industrial unit to the North of the site.

The Planning Officer's attention is drawn to the decision made in respect of application A/55/16/PL which was refused because Dappers Lane "is unsuitable to serve the proposed development by reason of its inadequate width and forward visibility" and "the generated additional traffic would lead to conditions detrimental to Highway Safety".

What will be the amount of traffic along Water Lane and the whole of Dappers Lane for the years it will take to build the total of 147 properties plus the 70 bed Care Home? The size of earth moving equipment required to clear and landscape the sites will be huge, the quantity of large articulated vehicles delivering materials for the constructions for years plus all the vehicles of trades personnel will produce a non-ending stream of traffic.

TRICS information is based on mathematical calculations, how can it be accepted that 84 properties with say 150 adults will only produce an extra 39 journeys AM and PM when there is no public transport, the nearest supermarket is 4 kms away and the nearest employment industrial site is over 8 kms away. Cars will be used for every journey.

How much disruption will there be long term to the residents of Water Lane, Dappers Lane and Woodlands Close? How long will Dappers Lane be closed to construct the new entrance and widen it?

Dappers Lane is already experiencing the horrors of construction traffic at two sites, the number and size of vehicles delivering material and equipment has already caused disruption and damage to the road surface, residents gardens, verges and trees.

As I am sure you are aware Persimmon only needs to satisfy the specific requirements of each authority involved and the wording of any planning condition for its application to proceed, but just because a few lines and words on a piece of paper answers the conditions it does not change the facts.

Please ADC, look beyond the ticked boxes and acknowledge that Dappers Lane, even after the construction of "83" meters of widened carriageway, is just not suitable for this development and reject the application.

Yours sincerely

John Henderson