



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

20th October 2020

Angmering Parish Council
Corner House Office
Angmering
BN16 4EA

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 19th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30528

Angmering Parish Council was opposed to this proposal when it was put forward in the Arun Development Plan. We now object to this revised application which does nothing to address our concerns expressed in our previous objection

The infrastructure within the village is inadequate to support this proposal. This and none of the other strategic developments have included measures to substantially improve traffic conditions in the narrow roads through the village. Entry to Dappers Lane from the north is denied as the A27 Underpass is one way - south to north. Blockages, congestion and inconvenience to residents will inevitably increase as a result of this proposal. From a planning point of view it will have an adverse impact on the surrounding area and raise issues over Highway Safety

If Arun District Council is minded to approve this Development, we would ask the following to be taken into account and catered for.

1. The proposal includes the provision of a length of footway in Dappers Lane and provisions in other developments would result in a footway over the whole length of Dappers Lane from this site to Water Lane. APC Neighbourhood Plan Policy TM1 Local Highways and TM2 Cycling, Walking and Equestrianism.

In the event of any of these other developments not materialising it should be conditional that the developer of this proposal be required to construct the missing lengths or provide a financial contribution for doing so.

2. It is apparent that there may be difficulties with the foul and surface water drainage from the site.

It should be conditional that both should be fully designed and approved by the relevant Authorities before any commencement of work. The design should specifically take into account the capacity and structural integrity of existing foul and surface water sewers, drains, culverts and watercourses. APC Neighbourhood Plan Policy EH3 - Flood Prevention

We concur with the objection submitted to ADC on 12th October 20 by Mr G. Gibbs CEng.

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.