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30th October 2020

Graham Liddell
22 Merryfield Crescent
Angmering
Littlehampton
BN16 4DA

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 29th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30829

As currently presented, the proposed development together with other developments already under construction will significantly increase traffic on Dappers Lane. This will be to the detriment of a large number of recreational users from Angmering and beyond

I also consider that there has been insufficient consideration of the impact of increased traffic flows to the north of Dappers Lane on recreation provision and access to the Angmering Park Estate and the South Downs National Park for non-motorists. This would appear to be contrary to Policy SD SP2 in the Adopted Arun Local Plan 2011-2031 (July 2018).

I have concerns about the entire length of the Lane and am particularly concerned about the impact of increased traffic on the Lane to the north of the proposed development.

If Arun DC is to approve the planning application, it would need to ensure that action is taken to ensure that the Lane remains a safe, attractive and viable means for recreational users to access the Angmering Park Estate and the South Downs National Park. This will require:

- introducing measures to reduce non-essential traffic on Dappers Lane particularly for the Lane to the north of the proposed development. This could be best achieved by closing Dappers Lane to through traffic at or near the A27 underpass; and
- where footpaths are proposed (to the south of the proposed development) ensuring that these have minimal impact and do not compromise the attractiveness of the Lane.

For the avoidance of doubt, please note that whilst I recognise that there may be a need, on safety grounds,

to build footpaths along Dappers Lane to the south of the proposed development, I would be opposed to any proposals to build footpaths alongside Dappers Lane to the north of the development. This would comprise the attractiveness of the Lane and there are cheaper, more effective solutions, for example by making the Lane a no-through road at or near the A27 underpass.

Evidence to support this objection includes:

- from Strava.com that there are large numbers of recreational users of Dappers Lane
- from the Angmering Village Facebook group that shows that recreational users are already adversely affected by current levels of traffic along Dappers Lane.
- From previous planning applications that show that traffic levels to the North of the Lane are likely to increase by 40%
- From an analysis of journey times that show that Evidence about the likely increase in traffic on Dappers Lane making Dappers Lane a no-through road at or near the A27 underpass would have minimal impact on motorists.

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.