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30th May 2022

G M Gibbs
45 Chantryfield Road
ANGMERING
West Sussex
BN16 4LU

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@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/90/22/DOC
Site Address: Land North of Water Lane and South of A27 Angmering BN16 4EU
Description of works: Approval of details reserved by condition imposed under A/40/18/OUT relating to conditions 23-Broadband provision, 33-risk associated with contamination and 39-bus access route.

Thank you for your internet representation made on 30th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47820

I objected to this application at the outline stage (A/40/18/OUT) on several matters including the bus access to the site from Dappers Lane. However, since you have considered it appropriate to permit bus use of an further length of Dappers Lane and bus access from Dappers Lane to this new estate I consider the physical access control measures from Dappers Lane at the western end of this link originally proposed will be appropriate. This measure is illustrated, unambiguously, on drawing ITB9105-GA-118RevB titled ACCESS LINK FROM DAPPERS LANE SHOWING BUS/CYCLE/PEDESTRIAN ACCESS.

It thus amazed me to see such a dramatic about turn in the approach to 'access control' illustrated on drawing 2003033-C39-05-0100 RevA associated with A/90/22/DOC titled Bus Route General Arrangement.

The originally proposed 'Mechanism for control of bus gate' at the western end of this link has been removed and an ANPR camera installation appears at the eastern end of the link facing west.

Thus, instead of a physical barrier to stop unauthorised vehicles entering this link, there will be an ANPR camera installation at the eastern end of this link to facilitate the issue of financial penalties to offending vehicles.

Common sense would suggest it is much better to prevent such errant vehicles from using this link in the first place rather than letting them to do so and then financially penalising the vehicles' keepers.

A cynic might suggest this is a money making measure.

Besides driving a car I am a Chartered Civil Engineer which, for many years, has been a basic qualification for designing highways. I have experience of vehicle access control and, for me, a 'gate' is some form of physical barrier such as a conventional gate, a lifting barrier or rising bollards that come out of the road surface. We see such features around us and on television restricting vehicle passage.

The Chartered Institution of Highways and Transportation (CIHT) published 'Buses in Urban Developments' in

2018 which includes a photograph with the title:-

Bus gate enforced with rising bollards, providing preferential routing for buses (Crawley, West Sussex).

The purpose of this Angmering (also in West Sussex) link is also to provide 'preferential routing for buses' and, if rising bollards can be used in Crawley, surely they are ideal for Angmering, offering an aesthetically attractive solution at the western end of this link. The precedent has clearly been set in West Sussex.

More modestly, off of Dappers Lane, the recent development known as The Beeches has automatic gates to limit access to authorised users which appear to be simpler than rising bollards but equally effective. Also on the Ham Manor estate there is, I believe, a simple automatic lifting barrier on a road. Something akin to either of these at the western end of the link would be equally effective.

Any of these measures would be mechanised making it easy for the bus driver to use.

A physical barrier will stop use by unauthorised vehicles while an ANPR Camera will not stop unauthorised vehicles but will impose fiscal penalties on those transgressing the rules.

Please provide an effective physical vehicle barrier at the entrance to the link.

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 including your name and address 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>