

Mr J D Henderson
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Dappers Lane
ANGMERING
Littlehampton
West Sussex
BN16 4EN

Arun District Council Planning Dept.
1 Maltravers Road
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16 August 2015

Dear Sirs

Planning Application Ref No; A/94/15/PL & Comment Ref No: OWPC6585

With reference to the above application regarding the change of use from C3 to D1 Brackenside Dappers Lane Angmering I wish to register my objection.

Initially my objection is on the grounds that the Applications fails as the site is not suitable for carrying on the business of a Pre School Nursery. I believe the application falls outside the aims of the Angmering Neighbour Development plan; it would mean a piece of residential land is put to business use when the intention is to use existing sites that are available first.

I also believe the application should be rejected on it's practicality, some of the estimates and assumptions made in promoting the application are questionable.

The Planning Statement clearly states a separate access will be provided, the width of Dappers Lane at this point is 11' 3" and there is no space for parking or for two vehicles to pass within 300' of the entrance. There are currently no parking restrictions or traffic calming measures in Dappers Lane, which would be required to reduce the risk of serious accident and personal injury, no speed restriction exists at the planned access point.

The application is for 10 parking spaces which when filled gives no provision for a large enough turning circle, how are up to 23 vehicles delivering children going to enter the site, unload and exit 4 times a day without causing chaos on a continuing basis?

The application mentions a 'travel plan' to encourage walking or cycling to the facility, there are no footpaths, cycle paths or street lighting in Dappers Lane, what parent is going to allow unsupervised travelling by pre school and nursery aged children? Where in Angmering can up to 23 children be transferred safely to a minibus service 4 times a day?

Mention is made of there being no unacceptable impact on the local highway, is not the possible addition of 23 vehicles delivering and another 23 collecting children at each session change every day an unacceptable impact, there is no likelihood of 'distributing' the traffic flow, how can there be given the specific hours? No consideration or allowance has been made of the regular users of Dappers Lane, residents, existing commercial business, deliveries, cyclists, dog walkers, horse riders and joggers plus users of the Scout Camp site.

As yet no Transport Assessment has been carried out, this could result in a recommendation that Dappers Lane is widened to two lanes on Road Safety grounds.

The underpass at the top of Dappers Lane is designated one way for traffic; this is already regularly flouted, if this was to increase by 'busy' mothers using it as a short cut this would compound the illegal activity.

There is no guarantee or stipulation that the number of children will be limited to 23, the number of days of the week to 5 or hours of the day limited to 10 in the application. There must be recordings and enforceable maximums.

The application states a staffing level of 4, does that number include the catering staff needed to provide food and drink to the staff and children who may be there for up to 10 hours? No mention is made of any licensing requirements for the facility; it's owner and staff, any Environmental Health requirement covering food safety and medical provisions.

No Lighting Assessment has been included, what exterior security lighting will be required when children are collected during hours of darkness, what impact will there be on surrounding properties?

Work has recently been carried out in Dappers Lane to reduce the risk of flooding in Angmering village, I ask would this construction effect the natural springs and surface water flow thereby reinstating the risk.

If the Application is allowed I believe several enforceable restrictions should be written in covering the points mentioned above.

Kind regards.

Yours sincerely

John Henderson