

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Hérons Farm
Dappers Lane
Angmering
West Sussex
BN16 4EN

18 August 2015

**Planning Application A/94/15/PL
Brackenside, Dappers Lane, Angmering**

Dear Mrs Gardner

I am writing in objection to planning application A/94/15/PL.

The proposal would have an unacceptable impact on the local highway network and I have listed my concerns:

- Dappers Lane is frequently used for recreational purposes especially at the North end which is past the settlement line and allows easy access to the Angmering Park Estate and the South Downs National Park. The Lane is used by dog walkers, horse riders, cyclists and people jogging. There are no pavements and every time a vehicle passes by pedestrians or horses care has to be taken by both parties to avoid accidents. One regular dog walker has impaired vision and finds the current volume of traffic difficult.
- The proposed site entrance has already been installed and the opening is not wide enough for two vehicles to pass.
- The site entrance has been placed in the narrowest part of the Lane where traffic currently cannot pass and vehicles have to pull in further up or down the Lane to allow traffic to flow.
- The North end of the Lane slopes downwards and suffers from running surface water most of the year and is especially treacherous at the entrance to the proposed site in the Winter when the water freezes.
- There is no street lighting in Dappers Lane and therefore visibility is a safety issue.
- There is a bus route that uses Dappers Lane and it is impossible to pass at the North end of Dappers Lane without pulling in to a private entrance.
- The proposed start time of between 8.00 and 9.00am will coincide with peak traffic. Barn Farm is next to the proposed site and is still operational at this time with large vans and lorries leaving the premises.
- With the different morning and afternoon sessions proposed it is unclear

exactly how many vehicles will be arriving and leaving but potentially 27 vehicles could be arriving around 8.00am and if all the children left at lunchtime then another 23 could be arriving shortly after and if all the vehicles do not leave promptly then there could be as many as 46 vehicles in the Lane.

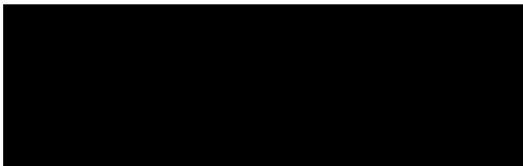
- The application only shows 10 parking bays for potentially 27 vehicles (23 children and 4 staff) should parents wish to park. The statement (7.1) states with regard to traffic generation that the site can accommodate up to 18 children at any one time. This would be inadequate and could potentially block Dappers Lane.
- The North end of the Lane is past the settlement line and is semi rural and therefore the location is inappropriate. Traffic volume through the village is already high and this would exacerbate the situation especially at peak times in the morning and evening.

Statement 4.4 states there will be no alterations to the existing foul water drainage system. As there is no mains drainage at the North end of Dappers Lane I assume that a sewage treatment plant would have to be installed.

I have lived in Angmering most of my life and have lived directly opposite Brackenside for the past eight years. Our driveway is clearly shown in Appendix 2 (aerial view) and is constantly being used as a lay by or for turning purposes. I understand that the current owners do not reside in Angmering and may not be aware of the impact additional traffic will cause. An example to show my concerns would be when the Scouts hold a function at their Wood which is positioned just North of the proposed site. The Scouts have parking in their recreation wood but if the vehicles are just dropping off and then later picking up their children then the additional traffic causes chaos. Vehicles cannot move up or down the Lane without using private driveways to pull in or turn around but this is only occasional and not on a daily basis. I assume that West Sussex County Council Highways Department will be consulted with regard to the concerns listed above.

As previously mentioned, the residents of Angmering currently benefit from Dappers Lane being a quiet, semi rural Lane and enjoy the leisure pursuits it allows. I disagree with the proposal and believe there would be an unacceptable impact on the local highway network and in addition the noise would cause a nuisance.

Yours faithfully



Mrs Janice Ayling