

Woodlands
Dappers Lane
Angmering
BN16 4EN
20th August 2015

Arun District Council Planning Department
1 Maltravers Road
Littlehampton BN17 5LF

FAO Mrs A Gardner

Dear Mrs Gardner

I should like to register my objection to Planning Application A/94/15/PL relating to Brackenside, Dappers Lane, Angmering.

Brackenside is situated in a semi-rural location, and until 2013 an agricultural occupancy condition applied to its use. This condition was removed following an earlier change of use application, and the current application is for a further change of use from 'dwellinghouse' to 'non-residential institutions', and the setting up of a nursery/pre-school. If approved, the permitted use will have changed, over the course of just over 2 years, from one requiring agricultural occupancy to one allowing business/commercial activity. This represents a major change which is inappropriate and unsuitable for this semi-rural location, and if approved the site could also be used for a range of activities not restricted to a nursery/pre-school.

If the current application were to be approved, there is a real risk that yet again still more amendments will follow.

Specific reasons why I believe the proposed changes would have a harmful impact on the surrounding area and why they do not comply with the Arun District Plan are as follows:

TRAFFIC – The application proposes a nursery/pre-school accommodating 23 children and 6 staff, organised into separate sessions meaning children would be dropped off and picked up between 8am and 9am, at 1pm, 1.30pm, 4pm and between 5pm and 6pm (Ref session times, Planning Statement S4.5). As southbound traffic is not permitted to pass under the A27 at the northern end of Dappers Lane, all the vehicles visiting the site will need to travel up the lane from south to north – with many also needing to travel through Angmering Village centre where traffic volumes are already problematic.

The upper part of Dappers Lane, where the access from the proposed pre-school/nursery and stables is sited, is very narrow, being under 12 feet wide, not allowing 2 vehicles to pass each other, nor to accommodate any parked vehicles should the proposed car park at any time be filled to capacity (bearing in mind that 6 of the proposed 10 parking spaces are likely to be occupied by cars belonging to staff). Dappers Lane has no pavement or walkway meaning that the many pedestrians, dog-walkers, joggers and runners, cyclists and horse riders who regularly use the lane as their main access to the South Downs National Park have to share the carriageway with all motor vehicles, including buses. Consequently there is already a highway safety issue in this northern part of the lane (which is further exacerbated by the number of drivers who choose to ignore the 'no entry' signs and enter the lane under the A27 heading south). The significant increase in traffic which would result from the proposed nursery/pre-school, and the frequency of vehicles making what would be very tight turns both when entering and leaving the nursery is potentially particularly hazardous. It would change the nature of what is clearly a country lane and is quite inappropriate.

NOISE – References in the planning documentation include the establishment of a Forest School and an outdoor teaching space, with a stated intention that "The proposed nursery would operate outside in the

main" (Planning Statement S8.2), meaning that up to 23 children would be spending a significant part of each day outside, 5 days per week, between the hours of 8am to 6pm, in a designated area identified on the proposed site plan which is even closer to the neighbouring residential properties than is the proposed new school building. However well-supervised the nursery/pre-school might be, the noise generated by significant numbers of pre-school children, from both the indoor and outdoor locations, would destroy what is currently a quiet area where for most of the time the predominant sound is that of birdsong. There would consequently be an unacceptable adverse impact on the adjoining occupiers.

DRAINAGE

Surface water drainage - there has been an ongoing surface water drainage problem in this upper section of Dappers Lane for several years, with significant amounts of water flowing down the lane (North to South) for several days after any rainfall. In winter this often freezes, covering the whole surface of the lane in ice, representing a major hazard, and is a further factor which is relevant when considering the highway safety implications of the application. The recent drainage improvements carried out to the south of Culberry Nursery will not alleviate this problem.

Sewage disposal - S11 of the Planning Application document states that foul sewage from the proposed nursery/pre-school will be disposed of via a main sewer. It is my understanding that there is no main sewer servicing this part of Dappers Lane (properties here need to have domestic sewage treatment plants or cess pits).

INCONSISTENCIES IN APPLICATION DOCUMENTATION

There appear to be several inconsistencies in the planning documentation:

Pre-school/nursery – numbers of staff and children – Planning Statement S4.3 states "The proposed nursery will accommodate a maximum of 23 children and 4 staff at any one time, while S7.1 of the same document states "In terms of traffic generation the proposed nursery would accommodate up to 18 children at any one time". The Planning Application itself, S19, states – "Proposed number of employees – 6 full time"

Residential units – Planning Application S17 asks "Does your proposal include the gain or loss of residential units?" – the answer shown is 'Yes', leading to speculation as to whether the proposed nursery building or garage might be potentially classed as residential units. However under the same section of the form the detail shows both the existing and the proposed number of residential units as 1.

LOCAL PLANNING POLICY

The application is contrary to the Arun District Local Plan in that:

- Policy GEN 3 (Protection of the countryside) – the proposal clearly fails to fall within any of the defined categories of permitted developments outside the built-up area
- Policy GEN 7 (Form of new development) –
 - Clause (iv) - both in respect of noise and traffic the proposal would have an unacceptable impact on adjoining occupiers
 - Clause (viii) and GEN 12 (iii) - the proposal will cause potential highway safety problems.



John Adams