

K Frampton
Crete Nurseries
Dappers Lane
Angmering
BN16 4EN

Your Ref: OWPC6789
Our Ref: A/94/15/PL 03-07-2015
Please ask for:
Mrs A Gardner

27th August 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of Use from C3 (Dwellinghouses) to D1 (Non-residential institutions) to
accommodate a new timber framed Nursery / Pre School, together with replacement
stabling & detached 3 bay garage
Brackenside Dappers Lane Angmering

Thank you for your internet representation made on 27th August 2015 which has been
recorded as '**an objection**' with the comments as follows:

An increase in traffic will be seen in an already very busy narrow lane which will impact greatly on current users. There are no footpaths to use and no street lighting to illuminate the lane during the dark winter months.

The proposed access from the lane into the establishment is in a very poor location with restricted views of oncoming traffic particularly from the south. The access ramp is very steep and will in cold conditions freeze with the likelihood of vehicles sliding uncontrollably into the lane.

The lane is already very wet during the winter months and the car park and grey water drainage will either have to flow onto the road or be diverted to an already over capacity drainage ditch that has added to flooding in the village in the past. There will also be an increase in sewage drainage which presumably is to be pumped into the existing drainage ditch as with the newly installed system from the house.

It will reduce the safety of taking my disabled father out in his wheelchair as well as others who travel in the lane on their scooters and wheelchairs.

Many families use the lane, as do we daily, to take their children and pets out as a means of accessing the countryside.

Horse riders use the lane as a means of access to the Southdown National Park, their safety will be reduced even further.

It is likely that more people would drive through the "No Entry" at the top of the lane as a shortcut.

There would be an increase in drivers using other residents driveways as pull ins to allow traffic to pass.

We bought our property many years ago when the lane was very quiet, traffic has increased considerably since that time, this development will increase that traffic flow even further and have a negative impact upon our well-being, in terms of air pollution, noise pollution and road safety.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration