

***Objections to Planning Application AL/42/19/PL against published planning policies within
The Adoption Arun Local Plan***

Policy HER SP1

The historic environment

***Designated heritage assets including listed buildings, structures and their settings; and
Conservation Areas will be given the highest level of protection and should be conserved
and enhanced in a manner appropriate to their significance.***

16.3 Locally Listed Buildings or Structures of Character

The proposal will significantly detract and irreparably damage the character and setting of the Grade 2 listed Knighton Grange Cottage which has endured for hundreds of years. The proposed development will be in places only a few meters away from the cottage. The proposed units extend along the entirety of the west facing flint wall with Nyton House. The roofs (and possibly more) will be clearly visible from both of Knighton Grange Cottage gardens, completely wiping out the current views of the three cottages Wyncote, Nyton Gable, Nyton Farm Cottage and context with the surrounding area.

The proposed development will be visible from all windows at the rear of Knighton Grange Cottage (three bedrooms and two bathrooms), with one of the bedrooms on the upper level overlooking the area.

The proposal does not protect or enhance and clearly prejudices the setting of the Grade 2 listed properties and adjacent character buildings within the “Nyton Estate” confines which should be given the highest level of protection and conserved.

The proposal does not demonstrate that there are no reasonable alternative sites available and the benefits do not outweigh the setting and heritage impact to the Grade 2 listed properties and adjacent character buildings within the “Nyton Estate” confines.

Policy C SP1

Countryside

The proposed development is outside of the Built Up Area Boundary. The adverse visual impacts of the development within the context of the settlement of Nyton House and surrounding buildings, namely Wyncote, Nyton Gable, Nyton Farm Cottage and Knighton Grange Cottage (two of which are Grade 2 listed) is significant. The relationship between the buildings have been maintained for hundreds of years, with the “Nyton Estate” playing a significant part in Aldingbourne’s character and cultural heritage.

Policy H DM2

Independent living and care homes

The proposed development is outside of the Built Up Area Boundary. The design and scale of the development is completely out of keeping with character and local vicinity. The adverse visual impacts of the development within the context of the settlement of Nyton House and surrounding buildings, namely Wyncote, Nyton Gable, Nyton Farm Cottage and Knighton Grange Cottage (two of which are Grade 2 listed) is significant.

The proposal does not demonstrate that there are no reasonable alternative sites available and the benefits do not outweigh the impact to the Grade 2 listed properties and adjacent character buildings within the “Nyton Estate” confines.

Policy D SP1

Design

13.2 Aspects of form & design quality

The materials for the units (in particular the roofs are completely out of context with the key buildings in the vicinity of the development area consisting the Nyton House estate, three overlooked cottages Wyncote, Nyton Gable, Nyton Farm Cottage and also Knighton Grange Cottage. These properties have roofs comprising hung/peg tiles with the exception of Knighton Grange Cottage being thatched.

The submitted Listed Building Consent Heritage Statement attempts to magnify the impact of the agricultural building to the north of the area in order to justify the proposed design, namely metal zinc cladding. Essentially the proposal places numerous metal structures in the middle of 4 predominantly brick/flint/thatched properties. The photos provided in previous submission and those taken by the case officer attempt to demonstrate how the design will impact the local character and distinctiveness.

13.2.5 Arun District Council expects a high standard of design in all planning applications.

To achieve this, applicants shall ensure that:

involvement with the local authority and local community; evaluation of collected information; and the design of the development scheme based on assessment, involvement, and evaluation of information collected;

Regrettably there has been no involvement or engagement with the owners of the Grade 2 listed Knighton Grange Cottage most impacted by the proposal prior to its submission.

Policy D DM1

Aspects of form and design quality

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

The materials for the units (in particular the roofs and metal door frames) are completely out of character within the context of key buildings in the vicinity of the development area consisting the Nyton House estate, three overlooked cottages Wyncote, Nyton Gable, Nyton Farm Cottage and also Knighton Grange Cottage. The submitted Listed Building Consent Heritage Statement attempts to magnify the impact of the agricultural building to the north of the area in order to justify the proposed design, namely metal zinc cladding. Essentially the proposal places numerous metal structures in the middle of 4 predominantly brick/flint/thatched properties. The photos provided in previous submission and those taken by the case officer attempt to demonstrate how the design will impact the local character and distinctiveness.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The proposal will significantly detract from the skyline currently experienced from the gardens of the Grade 2 listed Knighton Grange Cottage. The units extend along the entirety of the west facing flint wall with Nyton House at a height of 5.1 meters, approximately 2 meters above the existing listed flint wall. The roofs (and possibly more) will be clearly visible from both of Knighton Grange Cottage gardens, completely wiping out the current views of the three cottages Wyncote, Nyton Gable, Nyton Farm Cottage and context with the surrounding area.

The proposed development will be visible from all windows at the rear of Knighton Grange Cottage (three bedrooms and two bathrooms), with one of the bedrooms on the upper level overlooking the area.

The proposed development will in places be only a few meters away from the cottage and therefore loss of sunlight will be experienced although it is not clear to what extent this would be. The proposal does not appear to address the lighting arrangements for the development. This is of

particular concern as light pollution to neighbouring properties is likely to be increased through the large number of units proposed.

In addition, it is not clear what additional levels of noise will be generated from the 10 units in such close proximity to Knighton Grange Cottage. This could include alarms and such like resulting from the care approach. Currently the cottage retains a very peaceful tranquil setting.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

The proposal cramps 10 housing units into a relatively small and confined existing green space which currently provides separation between three cottages Wyncote, Nyton Gable, Nyton Farm Cottage and Knighton Grange Cottage and Nyton House. This significantly impacts the current visual relationship and feeling of space between these existing properties, two of which are Grade 2 listed.

Policy QE SP1

Quality of the environment

21.2 Noise pollution

The proposed development will be within a few meters of the Grade 2 listed Knighton Grange Cottage. The proposal does not appear to address the additional levels of noise that will be generated from the proposed 10 units in such close proximity to the Knighton Grange Cottage or adjacent cottages. This could include additional cars, 24/7 alarms etc. possibly resulting from the care approach. Knighton Grange Cottage retains a very peaceful tranquil setting.

21.3 Light pollution

The proposed development will be within a few meters of the Grade 2 listed Knighton Grange Cottage. The proposal does not appear to address the lighting arrangements for the development. This is of particular concern as light pollution to neighbouring properties will be increased due to the number of units.

The proposed units have windows and doors along the entirety of the elevation facing the Grade 2 listed Knighton Grange Cottage which will be visible from the bedrooms of the cottage particularly the upstairs bedroom which overlooks the proposed development site.

The light pollution is currently minimal in the garden area where the proposed units are to be placed.

Objections to Planning Application AL/42/19/PL against published planning policies within Aldingbourne Neighbourhood Development Plan

Policy EH8 Buildings and structures of character

EH8.1 Such buildings and structures contribute to the rich history and character of the Parish. A proposal has been submitted to the LPA to add the buildings in Schedule E to the List. The Parish Council will work with the LPA to seek to bring about the use of Article 4 Directions to remove 'permitted development' rights which can lead to key features being removed or inappropriate extensions being added which detract from that character.

The proposal will significantly detract and irreparably damage the character and setting of the Grade 2 listed Knighton Grange Cottage which has endured for hundreds of years. The proposed

development will be in places only a few meters away from the cottage. The units extend along the entirety of the west facing flint wall with Nyton House at a height of 5.1 meters, approximately 2 meters above the existing listed flint wall. The roofs (and possibly more) will be clearly visible from both of Knighton Grange Cottage gardens, completely wiping out the current views of the three cottages Wyncote, Nyton Gable, Nyton Farm Cottage and context with the surrounding area.

The proposed development will be visible from all windows at the rear of Knighton Grange Cottage (three bedrooms and two bathrooms), with one of the bedrooms on the upper level overlooking the area.

The proposal does not protect or enhance and clearly prejudices the setting of the Grade 2 listed properties and adjacent character buildings within the “Nyton Estate” confines which should be given the highest level of protection and conserved.

The proposal does not demonstrate that there are no reasonable alternative sites available and the benefits do not outweigh the impact to the Grade 2 listed properties and adjacent character buildings within the “Nyton Estate” confines.

Policy H1 Quality of Design

H1.1 To ensure that development and materials respect the local character and location.

The proposal does not respect the local character and location. The materials for the units (in particular the roofs are completely out of context with the key buildings in the vicinity of the development area consisting the Nyton House estate, three overlooked cottages Wyncote, Nyton Gable, Nyton Farm Cottage and also Knighton Grange Cottage. These properties have roofs comprising hung/peg tiles with the exception of Knighton Grange Cottage being thatched.

The submitted Listed Building Consent Heritage Statement attempts to magnify the impact of the agricultural building to the north of the area in order to justify the proposed design, namely metal zinc cladding. Essentially the proposal places numerous metal structures in the middle of 4 predominantly brick/flint/thatched properties. The photos provided in previous submission and those taken by the case officer attempt to demonstrate how the design will impact the local character and distinctiveness.

Policy H3 Housing Density

H3.1 To ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.

The proposal cramps 10 housing units into an existing green space which currently provides separation between three cottages Wyncote, Nyton Gable, Nyton Farm Cottage and Knighton Grange Cottage and Nyton House. This significantly impacts the current visual relationship between these existing properties, two of which are Grade 2 listed.

Policy EH1 Built Up Area Boundary (BUAB)

EH1.1 The boundary sets the distinction between the built form of Aldingbourne and the surrounding countryside and will protect the countryside from unnecessary development.

EH1.2 The community wish to retain the visual separation and important views between different settlements within and adjacent to the Parish.

The proposed development is outside of the Built Up Area Boundary. The adverse visual impacts of the development within the context of the settlement of Nyton House and surrounding buildings, namely Wyncote, Nyton Gable, Nyton Farm Cottage and Knighton Grange Cottage (two of which are Grade 2 listed) is significant. The relationship between the buildings have been maintained for hundreds of years, with the “Nyton Estate” playing a significant part in Aldingbourne’s character and cultural heritage.

The proposal does not demonstrate that there are no reasonable alternative sites available and even if there wasn't, the benefits do not outweigh the setting and heritage impact to the Grade 2 listed properties and adjacent character buildings within the "Nyton Estate" confines which should be given the highest level of protection and conserved.

Policy EH11 Flint Walls

EH 11.1 The flint walls in Hook Lane, Westergate Street, Nyton Road, Sack Lane, Level Mare Lane, Church Road, Park Lane, Denmans Lane and Norton Lane contribute to the character of the Parish and its architectural history; they should be maintained and conserved.

EH11.3 The prevalent and traditional building materials used in the construction of buildings and walls throughout the old parts of the Parish consist of brick and flint walling.

The proposal seeks to build a number of units of height 5.1 meters along the entirety of a 2.5 to 3-meter flint wall separating Knighton Grange Cottage from Nyton House. Due to the very close proximity of the units there is significant potential to impact the protected wall through the build process. The proposal does not provide any mitigations to ensure the protected walling is maintained and preserved.

The proposal also seeks to remove part of a protected flint wall that butts against the flint wall separating Knighton Grange Cottage from Nyton House which would not meet the intent of EH11.1.

It should be recognised that the Grade 2 listed building Knighton Grange Cottage, is actually attached (part of) the wall, near the vicinity where the wall is to be removed. Due to the very close proximity there is significant potential to impact the wall and hence structure of Grade 2 listed Knighton Grange Cottage. The proposal does not provide any mitigations to ensure the walling is maintained and preserved.

Policy LC1 Support Independent Living

Proposals for new, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

The design and scale of the development is completely out of keeping with character of the location. The adverse visual impacts of the development within the context of the settlement of Nyton House and surrounding buildings, namely Wyncote, Nyton Gable, Nyton Farm Cottage and Knighton Grange Cottage (two of which are Grade 2 listed) is significant. This is supported by the photos provided.

EH10 'Unlit village' status

Development proposals which detract from the unlit environments of the Parish will not be supported.

New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

The proposal does not appear to address the lighting arrangements for the development. This is of particular concern as light pollution to neighbouring properties is likely to be increased through the number of units proposed.

Policy H9 Attention to detail

H9.1 These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact;***

The proposed units appear to have their bathrooms and toilets facing Knighton Grange Cottage which in areas is only a few meters away. It is unclear from the proposals the intention for waste

vents; where they are to be located, the visual impacts and potential of air pollution due to the close proximity to the cottage.

• ***Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes.***

The proposal does not appear to address the lighting arrangements for the development. This is of particular concern as light pollution to neighbouring properties will be increased due to the number of units.

The proposed units have windows and doors along the entirety of the elevation facing the Grade 2 listed Knighton Grange Cottage which will be visible from the bedrooms of the cottage particularly the upstairs bedroom which overlooks the proposed development site.

The light pollution is currently minimal in the garden area where the proposed units are to be placed.