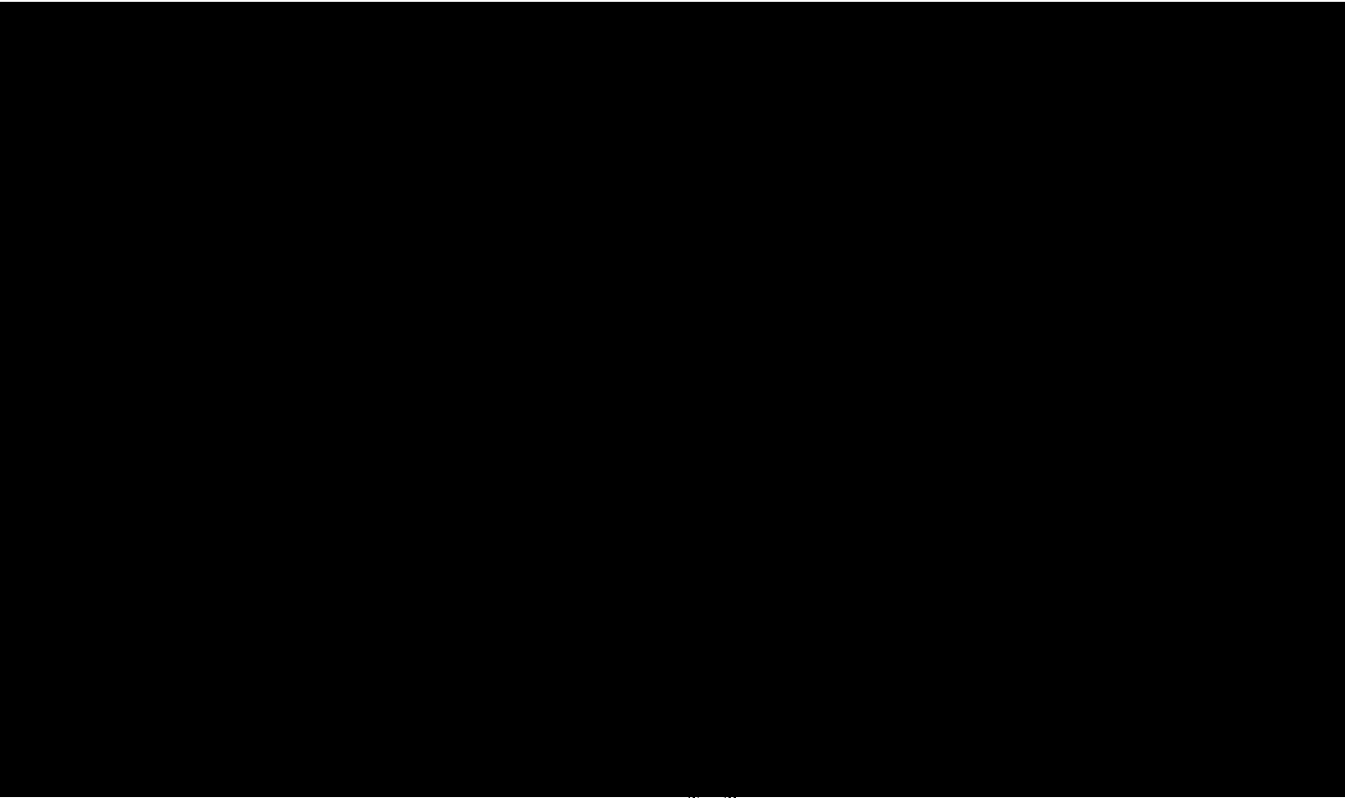




From: maxine north [REDACTED]
Sent: 14 June 2019 11:38
To: Planning
Subject: Objection to Planning application AL/42/19/PL

Dear Sir/Madam

Please find attached a letter of objection regarding the above application. Please can you confirm that you have received this.

Thanking you in advance.

Maxine North

Wyncote
Nyton Road
Westergate
Chichester
PO20 3UL

Objections to planning application AL/42/19/PL against The Adoption Arun Local Plan

Policy HER SP1 – Historic Environment

16.3 Local Listed Buildings or Structures of Character

The proposed development will be situated in a position to remove views from Wyncote and neighbouring cottages that currently include a Grade II listed cottage (Knighton Grange which falls under the listing of rich heritage) and a historic walled garden (belonging to Nyton House). The development will be visible to all rear windows of Wyncote and has no connection with the surrounding buildings and will detract from that character of the vicinity.

LC1 – Aldingbourne Neighbourhood Plan

Whilst Aldingbourne NP support new converted/extended independent living & care home, the design and scale of developments should be in keeping. The proposed Nyton House Dementia Unit does not fit the criteria.

Policy DSP1 – Design

13.2 Aspects of form and Design Quality

The proposed materials have no link to the surrounding properties, especially the proposed red zinc roofing. The nearby properties have roofs mainly constructed with clay tiles or thatch. The proposed plans do not even compliment the local farm buildings. The Aldingbourne Parish is rural in character, the proposed Dementia Unit does not reflect the nature of this.

Contrary to MH Architects design proposal, the Dementia Unit does have a negative impact as it is not in keeping with the surrounding buildings and does not sit harmoniously within the setting.

The design does not prevent the possibility of overlooking or being overlooked. Wyncote would be able to see into the private courtyards from the first and second rooms.

Policy D DM1 – Impact

QEDM1 - 21.2 - Noise Pollution

The proposal will remove the outlook to the rear of Wyncote with its 5.1m roofline which is 3.5m higher than the current boundary which in turn removes Wyncote's views of the Grade II listed Knighton Grange Cottage.

The lighting pollution impact to Wyncote and neighbouring properties of a 10 bed Dementia Unit is of concern as at present it is an unspoilt area of tranquillity.

Policy EH11 - Flint Walls

The proposed removal of numerous flint walls hardly adheres to the Grade II listed ethos. Development proposals which would seek to remove or replace the flint walls is not supported by Aldingbourne Neighbourhood Plan EH11.1. This state's new development proposals in the areas will be required to provide flint walls and/or incorporate flint details into boundary treatments.

21.2 Noise Pollution

Consideration should be given to the following :-

Although a noise survey was carried out this was when the farm was at its quietest (over winter). At peak times (harvest and replanting) the farm is very busy with tractors/combines/large grain lorries and other machinery running long days and deep into the early hours. The nearby grain store is filled constantly at harvest with a continuation of heavy vehicles using the single track road. The grain is dried during the winter months with the drier not turning off until midnight and beyond. The grain is then emptied during year into large grain lorries which proceed to go back and forth along the single track. The grain store is sited approx. 20m away from the development and the drier in the adjacent barn.

The large amounts of dust created from farm machinery, drier, grain store and the lorries used for collection of the grain should also be considered in terms of being a suitable position for a Dementia Unit primarily for the elderly.

The proposed New Laundry on the site of existing Nyton House maintenance and gardening stores to the front will increase noise pollution especially affecting Wyncote.

QEDM2 - Light Pollution

EH10 - Aldingbourne Neighbourhood Plan States :-

‘Unlit village’ status Development proposals which detract from the unlit environments of the Parish will not be supported. The importance of dark skies will be respected throughout the Parish as a priority.

The setting to the rear of Wyncote/ Knighton Grange Cottage should not be compromised by the new development in terms of light pollution. This pollution would not only be provided by the new Dementia Unit but by access to the unit. Similarly, if a 24 hour laundry to the front of Wyncote, this will require consideration.

Notes :-

We feel that the mass of the building and proximity to Wyncote and Knighton Grange Cottage is immensely overbearing.

Alterations to the front of Wyncote result in the removal of flint walls and is our understanding that the laundry room (24 hr?) directly in front of Wyncote will be a commercial operation which impact light, noise and vehicle movement. In addition, parking arrangements and access to our garage are also being affected which will have a significant impact on the enjoyment of Wyncote.

We feel with more consideration to design and location a satisfactory outcome could be resolved.