

27th August 2020

Chris Chapman
Avenals Farm
Water Lane
Angmering
BN16 4EP

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: A/109/20/RES
Site Address: Land South of Water Lane Angmering
Description of works: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 21st August 2020 which has been recorded as an objection with the comments as follows:

OWPC29158

Dear Sirs,

Part 1 of Letter

Re: Application Ref : A/109/20/RES

Re: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure.

We write regarding the above application.

As will have been highlighted by the conservation officer, the proposal affects the setting of a number of listed buildings and affects the character and appearance of the Angmering Conservation Area.

To build in the area despite the above, there are a number of minimum requirements as evidenced in the plethora of previous applications.

1) Overall massing

The overall massing of the properties is hugely significant for the area. Previous applications in the area

required low density developments, low visual bulk and consideration of other dwellings. There appears to have been no such consideration for this proposal.

As per previous recommendations, I would not have expected to see approval for a plan with the site density of this number of Units/Ha for this area.

This mass build completely erodes the open farmland associated with the farmhouse and blurs the distinction between what was historically an isolated group of agricultural buildings and the nearby settlement of Angmering, and thereby transforms the way in which the heritage asset is perceived.

It diminishes the pre-eminence of the historic building, both within the farmstead and the wider landscape.

Quite apart from the above, this also leads to the following issues:

a. Car Parking

There are not anywhere near enough spaces on the plans to allow for demand. It was previously deemed that what is required is two Car Parking Spaces per dwelling plus 2 visitor parking spaces per block.

Water lane is already a "rat run" due to a lack of car parking spaces and excess cars. This will make matters far worse if the requirement above is cut.

b. Water Lane accidents

Whether this project is deemed an overdevelopment or not, the sheer amount of traffic is more than this road can cope with. We know this development will easily generate 300 cars. There is already daily congestion, delays and frustration on Water Lane with current levels of traffic.

Further, there are safety issues that appear to have not been considered properly. There are no safe foot paths around the relevant area of Water Lane and this is even more dangerous by the fact it is now a rat run as stated above. And the access onto Water lane has poor visibility and exiting onto the road can be precarious at the best of times. There have been two serious accidents in recent years.

c. Limits on Artificial Light

To maintain the edge of the village aesthetic, there needs to be narrow spectrum light sources, minimal ultra violet light, explicit height and time restrictions for the lighting options. There needs to be dark periods from 23.00hrs as per previous requirements.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your

representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.