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27th August 2020

keith sanders
Avenals Barn, Water Lane
Angmering
Littlehampton
West Sussex
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 14th August 2020 which has been recorded as an objection with the comments as follows:

OWPC28995

14th August 2020

Application Ref : A/110/20/RES

Plots 159-167. Three storey blocks each containing 9 flats. 11.1m high and its subsequent effect on an adjacent Listed property

I wish to register my view on the above application and in particular the above mentioned plots.

This part of the development is ugly and overbearing due to its bulk and massing and involves the highest (11.1m), most intensely populated properties on the site. It will create the most noise, disturbance, light pollution and vehicular movement of any area in this development. There is clearly totally insufficient parking for the number of properties in this sector of the development even taking into account the banked parking arrangements detailed in the plan.

Clearly, this part of the site is over developed and given that it is placed on top of a hill at one of the highest parts of the village it will create the largest visual impact not just from the adjacent Grade 2 listed property Avenals Farm and Avenals Barn and their settings but from the A280 and Weavers Hill. It will also, due to its unacceptable height and mass, be overbearing and totally overlook Avenals Farm and Avenals Barn creating

unnecessary, overpowering loss of privacy, residential amenity and loss of view to these properties and their curtilage.

Historically the finish and materials used on this form of building and this developer are cheap and poor in detailing and quality. The ugly, low budget design does not reflect the character and historical value of this site given the setting and adjacent assets.

I do not know why such a high intensity, multi-use building of such height is strategically placed on this part of the site when it could be better shielded at the Northern or Eastern end where it would not be so invasive to the Grade 2 listed building.

At no point during the plans submitted previously was there any mention or illustration of three storey buildings and I would ask that you ask for this mass of flats to be re-sited, re-distributed around the site or reduced in height and given appropriate parking/access facilities.

Keith Sanders
Avenals Barn, Water Lane, Angmering BN16 4EP
[REDACTED]

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.