

27th August 2020

Chris Chapman
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Water Lane
Angmering
BN16 4EP

Case Officer: Michael Eastham
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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:

OWPC29159

Letter Part 2

2) Design of Proposal

a. Building Requirements

There is a minimum requirement to ensure the properties are in keeping with the surrounding area. New buildings in this area were previously required to have a low profile, simple aesthetic and high visual quality. Examples of farm labourers' cottages were suggested in previous applications.

For example, conclusions reached on previous applications in this location required new developments to be "modestly scaled" i.e. "a pair of 1 half storey ('Chalet style') dwellings - reminiscent of rural workers cottages".

The point made by the council was that such buildings were deemed to have a less harmful presence on such a site, as they would relate to the scale and form of other curtilage buildings and avoid overtly competing with, or greatly distracting attention from, the principle listed buildings.

Such previous applicants were required to use flint work on all the elevations in order that the buildings are of a high visual quality from any viewpoint.

I am sure the council will note that the material palette of the proposed scheme is somewhat incongruous with the rural setting, being more new build urban in feel.

The materials suggested are not in keeping with surrounding buildings or the local area. The proposals should have drawn inspiration from the neighbouring listed buildings including orange-red clay brick for quoins, arches and plinths, orange-red clay tiles to the double pitched roof, coursed flintwork and dressings.

Window joinery in this area was asked to be painted timber with either naturally weathered oak front doors or alternatively black or heritage coloured painted. Rainwater goods should be half-round black gutters and circular downpipes.

b. Height overlooking property

The proposed properties are much larger than anyone had anticipated. As said above, the designs should have sympathy with the built structures of the listed buildings and their outbuildings.

Again, with previous applications it was required that such buildings were not higher than 8,000mm ridge height. It was previously deemed that 11,000mm was too tall.

c. Hard landscaping, hardstanding and close-boarded fencing to allow for vegetation

There are no clear fencing options. It is unclear whether a visually permeable boundary treatments such as post or rail, five bar gates are to be installed so a connection with the wider landscape is retained both into and out of the existing heritage asset.

Previous applications required boundaries to either have timber post, rail fences, indigenous hedge planting, well screened fences, rows of mature trees just outside of the site. Neither are there any clear sheds for garden equipment and bicycle storage.

As detailed above, the current designs do not represent a positive contribution to the setting and the wider landscape, but it also too visible from the areas of the listed buildings.

Many thanks,

Chris

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.