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3rd September 2020

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA

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 3rd September 2020 which has been recorded as an objection with the comments as follows:

OWQC29381

The Development Site is a prominent landscape feature as you enter the village from the north and these agricultural fields play an important part in helping Angmering retain its rural status. The proposed height, design and density of the development would take much of this away and the APC remains opposed to it. There is also a potential of flood risks to others.

Building Design

The house designs are featureless and out of character with surrounding properties. It seems that little regard has been paid to ADC's new Design Guide. The block of flats is totally out of keeping with any other property in the village and, by its location in the proposed layout, would be the first building to be seen if entering the village from the A280. There are little differences, apart from finishes, to distinguish

properties from one character area to another.

Layout and open spaces

The open space in the center of the site appears inadequate and it is noted that the area is further reduced by indentations for parking spaces for 8 cars. Its location will do little to promote community engagement and it is felt that the layout of the site should be such to allow more of a village green approach. The area around the Black Ditch is unsuitable as a recreational space due to the frequent boggy nature of the ground.

Drainage

We concur with Council's drainage engineer that there is insufficient information to establish whether there is adequate space in the site layout for surface water drainage. The WSCC and EA, in considering the Angmering Flood Alleviation Scheme, are currently investigating

ADDRESS

Land South of

Water Lane

Angmering.

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whether the proposed bridge access over the Black Ditch should be replaced with an embankment containing a box culvert controlling flood water from a basin formed immediately upstream. As indicated by the Council's engineer this may alter drainage requirements within the site. It is important that surface water drainage in the south east of the site does not exacerbate flooding which occurs in the area of the nearby Ecclesden Lane/A280 junction. This is highlighted in an objection to the scheme from a member of the public.

Tree Buffer on Eastern Boundary

At outline application the ADC required a 10 m wide Buffer of tree planting along the whole of the eastern boundary of the site.. This was a requirement so that only glimpses of roofs would be possible from 5 selected view points in the SDNP. The Inspector examining Arun's Development Plan was particularly concerned that this should be the case and was promised that it would be achieved by sufficient tree planting. Members of the ADC DC Committee were also given that promise before they approved the Outline application. After comments from the SDNP, ADC Planning officers actually sought a buffer width of 15 m but this was rejected by Rydons, the developer at that time.

This application for approval of reserved matters shows a buffer that appears to be less than 10 m

in width, and this is further eroded by indentations for car parking. Towards the north of the site the width reduces to practically nothing. The width must remain at a minimum of 10 m over the whole eastern boundary with adequate tree planting to fulfil its purpose. Where there is car parking it should increase to 12.5 m so as not to compromise the minimum required width.

Construction Plan

The construction plan for the site build is not included in the documents listed on the ADC Planning Portal. It is presumed these will be a condition to any approval. The APC would be opposed to any significant use of the entrance in the High Street adjacent The Spotted Cow.

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.

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.