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4th September 2020

Tony Norris
Walnuts
The Avenals
Angmering
BN16 4AN

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:

OWPC29384

There are half a dozen or so entry points into the Angmering Conservation Area. Few will dispute that probably the finest is the access via Weavers Hill, flanked by Malt House and the rolling fields down to Avenals Farm on the one side and Cressingham Cottage/Pigeon House on the other. These are some of the finest historic houses in Angmering, complemented by open space and extensive views to the South Downs.

The proposed development of this space - annotated 'Western Area' in the above much larger planning application - should be REJECTED.

In terms of the actual plan, the considerable density of housing is completely unsuitable to this very unique area of Angmering. There will be massive impact that will not be assuaged by a few flint faced houses and a bit of green adjacent to the Conservation Area. The height (x2) of buildings is excessive in scale for the sensitivity of the site and the proximity to residential properties/gardens to the south. The urbanised styling of the houses is at odds with the historic landscape. Likewise, associated lighting, noise, etc. I also take issue with access to the site.

Specifically, previous "illustrative" plans have shown the access road running through the centre of the site. Some effort was made to cushion the boundary with Malt House/The Avenals with less houses (at an angle) and larger gardens. Now the road takes a sharp turn south before reverting westerly. Excluding houses to the north of the road, this results in a tight strip of land, south of the road, running along the Malt House/Avenals boundary. Twelve houses (potentially 48 residents) and associated garages (potentially 24 cars) are

squeezed into this small area, the backs of which face squarely on (not angled). There will be considerable loss of residential amenity to established south side properties, by virtue of very close proximity/density; thus privacy/noise/view issues, etc.

Whilst "ensuring the best possible interface between existing residential rear garden boundaries" (Design & Access Statement) is appreciated, this appears to be at the expense of established residents. We, behind Plots 39-40, have spent considerable time nurturing and maintaining our old established rural hedgerow (sloe, elder, hawthorn, holly and hazel), plus several trees. This is also a very active transit corridor for wildlife. The detailed 'Enclosures Layout' submitted with this application would seem to assume that this can be used as a sole divide. This is unacceptable not only to us, but several similarly affected neighbours. In the event of any approved development, fencing or walling on the development side of the hedge will be a minimum requirement.

Three final points. Firstly, I note the developer is proposing to partially demolish the very old flint wall bordering the Conservation Area on Weavers Hill, for the purposes of pedestrian access. I presume Arun Planning has a view on this.

Secondly, I have followed the archaeological activity over the last few years with interest. My understanding is that follow up assessment is (conditionally) required. I cannot find evidence of this. As investigation, both primary and follow up, is a requirement of any predevelopment, why has there been none on the connecting road area between the main and sub sites?

Lastly, I have likewise followed the flood related issues surrounding this application and the previous A/99/17/OUT. Evidence provided locally by those (one in particular) more technically qualified than I, convinces me that the full implications of this application are not fully appreciated or mitigated by the applicant.

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.**