

Zoe Toppin

From: Michael Eastham
Sent: 04 September 2020 16:53
To: Planning.Responses
Subject: FW: A/109/20/RES

Please upload onto Ocella the email below which is the consultation response from the **ADC Conservation Officer** to reserved matters application **A/109/20/RES** relating to Land South of Water Lane, Angmering.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 04 September 2020 13:36
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: A/109/20/RES

A/109/20/RES

Land South of Water Lane Angmering

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).

This application relates to a site which has been allocated within the adopted Arun Local Plan. I note that outline consent has already been granted for a large development on the site, and I do not provide comments on the concept of development in this location.

The site is located to the south of Water Lane and to the north of The High Street in an area of agricultural land. It comprises of two parcels of land which are joined by a small strip of land. It could be noted that there is development to three sides of the site, whilst the fourth is bound by the A280. Whilst there are no heritage assets on the site, there are a number in close proximity to it, including:

- Angmering Conservation Area
- Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage
- Littleworth/Littleworth Cottage
- Malt Barn Cottage The Malthouse

- The Spotted Cow Public House
- Weavers Cottage
- Wayside Cottage
- White House Cottage/Thatchers
- The White House
- Avenals Farmhouse
- Pigeon House Farm
- Ecclesden Manor
- Manor Farmhouse

These assets are predominantly located to the south and west of the application site, with a limited number to the north/north-west and the east of the site. The site abuts two parts of the conservation area; weavers Hill and the eastern end of the High Street. Consequently, there are a number of sensitive locations within the application site that are visible from the surrounding area, such as looking from Weavers Hill.

Due to the nature and location of the various assets and the potential for intervisibility between them and the site, it is considered that careful consideration should be given to the layout of the development, and the design/appearance of the individual buildings.

At present, the proposal is considered to be problematical for a number of reasons, including the proposed layout and design of the properties. It is not clear how the character of the conservation area, or the other heritage assets have informed both the layout and design of the houses. For instance, I note that there is a significant amount of development around Avenals Farm which represents a high-density development, which is in stark contrast to the character of that local area.

In addition, I also have concerns about the development in the western field. At present, it would appear that a good amount of the development would be visible from Weavers Hill, and therefore the conservation area. The development in this field, especially that closest to the conservation area appears to be formed of standard properties which would conflict with those found on the lane. Such a concept is harmful.

It is also not clear why there appears to be very little new planting around the western field which will act as a buffer to the development (when compared to the eastern field) and reduce its impact. Based on the submitted plan, it would appear that the intention is to rely on the majority of the existing screening, rather than supplying a good deal more. This existing vegetation would not provide a substantial screen or soften the development from the lane (apart from the few mature trees). For instance, plots 31, 32, 33 and 34 could appear to be viewed in the setting of the neighbouring listed building, especially with a change in the land levels. These could cause harm.

It is not clear how (as stated in the heritage compliance statement) the proposed mitigation and design measures allow the proposals to provide a softer transition between the proposals and this heritage asset.

At present, very little screening is proposed to the rear of the Cow public house, and in fact the landscaping buffer area appears to have been reduced in size. This means that the distance between the listed building and the houses within the site is greatly reduced, which impacts upon the settings of the assets and results in potential harm to them.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,

Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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