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Sam Wright
Angmering

8th September 2020

Dear Sir/Madam,

Case Officer: Michael Eastham

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

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 4th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29402

In his final summary, the Local Plan Inspector says about the Angmering North strategic allocation of which this site is part: "it is critical that careful thought is given to the approach to layout and landscaping within any development coming forward."

This application fails to deliver on this.

1. The ubiquitous "cookie cutter" housing development proposed is completely at odds with, and bears no relationship to either the build form, height or character of its local surroundings i.e. the Conservation Area, The Avenals, Avenals Farm or the open countryside to the east.

The ridiculously high pitched roofs, formulaic housing design and density of the proposed layout plan with its narrow roads, have far more in common with the DWH builds on Bramley Green and Swanbourne Park than this much more rural location.

There is no confidence that the proposed landscape buffer with the national park would meet officer's assurances that it would be only roof heights and ridge heights that you would see from the "5 eyes" viewpoints in the national park to the east.

2. This application should not be determined until there is more certainty about when (or if) the application for the largest site north of Water Lane that makes up the Angmering North allocation will come forward.

At 525 dwellings, it not only makes by far the largest financial contribution to the infrastructure identified, but on rising land sloping toward the Black Ditch catchment, its drainage solution also has the potential to have the greatest impact on flood risk and any mitigation strategy proposed.

The proposed roundabout is dependent on this site also coming forward.

Highways require the improvement works to the A280/A27/Titnore Lane Junction be completed before any

development starts. Again, a shared cost.

It is clear that for the above and for other reasons of sustainability, both sites are interdependent

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.