

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 10 September 2020 13:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/109/20/RES - Land South of Water Lane, Angmering.

Please upload onto Ocella the attachments and the email below which is a further representation from **Angmering Parish Council** 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

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Katie Herr [REDACTED]
Sent: 10 September 2020 12:14
To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Hi Michael,

Angmering Parish Council would like to further enhance their objection of this application and use references to our Neighbourhood Plan as well as Arun District Councils design guide.

The Arun District Design Guide p22 says *“all development will be subject to national, county, district and neighbourhood planning policy and guidance, ranging from prescriptive requirements set within a legal framework, to supplementary guidance documents.”*

It is clear that neither Angmering Neighbourhood Plan policies, guidance nor supplementary documents were considered by the applicant. Including:

- **Character Areas (P20 – P23)**, which provides a general description of both existing build form and density.
- **Policy HD7 Housing Density:** Supported by the **“Angmering Density Survey”**, which they could have requested a copy of.
- The **“Angmering Density Survey”**, referenced in paras 6.23 and 6.26 and included in the evidence base submitted at examination, is a supplementary guidance document. It is intended to be used to support Neighbourhood Plan policies and inform the design and lay-out of any new development in Angmering. It includes ariel views and details the build form and a history of each individual Character Area.

Extracted from the ANP Reg 18 Examiners Report, demonstrates the weight and importance afforded by the Inspector to the Character Areas section in the Plan as well as the supporting documentation submitted as evidence. He says:

- **Evidence Base**, quote: *“... comprises comprehensive and relevant information and as such, the reference is valuable”*. and that the Plan introduces a *“new sub-title above para 1.38 [now para 1.22 in the made ANP] “Neighbourhood Plan Evidence Base”*.

It included the **Angmering Density Survey** (referenced in para 6.23 and 6.2.4 of the ANP) as guidance to Policy: HD7 Housing Density.

- **Character Areas**, quote: *“Pages 26 and 27 [now pages 20-23 in the “made” Plan] are interesting, informative and provide very useful background information relating to the character of Angmering.” “The information provided is concise and distinctive to the Neighbourhood Plan. It emphasises the importance of local*

character and its inclusion enhances the Neighbourhood Plan.”. Along with the Constraints and Opportunities, he said “I consider it to be an innovative and ground-breaking neighbourhood planning approach whereby useful, locally relevant, non-policy information is provided in a succinct, well presented manner.”

The Arun District Design Guide Fig 79 Hierarchy of Centres, clearly shows the current build layout of Angmering, with the build form of the Avenals, Weavers Ring and the Conservation area to the east of Angmering bordering countryside with a density of 8dph, 11dph and 11dph respectively, as shown in the “Angmering Density Survey”.

This falls into the definition of Rural i.e. detached and semi-detached dwellings between 5 -15 dph as shown in Fig 80 “ Indicative Density ranges within Arun District” (p54) of Arun’s Design Guide.

The below screen shot of the application document “Design and Access Statement” section entitled “Land Use, Amount and Density” states this development would be “below 35 dph” As you can clearly see from the attached density survey – very little of Angmering is anywhere near that density – let alone the areas directly adjacent to the proposed development.

Density

The development proposal is for 175 dwellings in total, in accordance with the Outline approval. The scheme proposes a low density of development, averaging below 35 dph across the site based on the net developable area. The development is of a loose character with significant areas of open spaces incorporated throughout the development. A mixture of built form containing a small apartment block, small terraces, semi-detached and detached dwellings providing a range of dwelling types and sizes. Generally dwellings will have generous rear gardens and reasonable front gardens to ensure a landscaped frontage to the built form.

I have attached the copy of the Plan from Arun’s “made” neighbourhood plans” website, an extract of the Density Policy page as well as the Angmering Density Survey.

As a final comment I would like to draw your attention to the text on page 8 of our ADC’s Design Guide where it clearly states “The need to develop a Design Guide is evident when, in some cases, a lack of specific guidance has led to a disjointed and poorly designed built environment, both aesthetically and functionally. Despite the opportunities that the District has to offer, many recent schemes have been developed according to a largely standardised and generic set of blueprints and design principles, driven by shareholder profits rather than what is best for the people and communities of Arun. These developments arguably lack innovation, character, quality and future adaptability, and ignore the unique characteristics of the District that were present prior to their construction.”

Lets not let this development add another one to Arun’s list.

Kind Regards

Katie