



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

12th November 2020

keith sanders
Avenals Barn, Water Lane
Angmering
Littlehampton
West Sussex
BN16 4EP

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 11th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31247

As this applications plans seem to be constantly changing I would like to update my objections to the site as follows:

Without doubt the developers have scant regard as to the quality of housing and in particular the architectural merit and character of both the buildings and the materials used. This will be the gateway to Angmering and it does not reflect the historic or rural qualities that exist at this time. Whilst moving the ugly 'flats' to the far eastern corner is better than previously proposed e.g. the western end, it will, despite their creative illustrations, be ugly. The entire site would be better served by fewer, better quality buildings.

There is clearly an unacceptable provision for parking across the site.

Given that the decimation of this area is seemingly a 'slam dunk' for the developers it also provides for the opportunity to contain future floodwaters from affecting the village. By creating a culvert at the proposed entrance bridge and assuming their calculations are correct, any future storm floodwaters can be contained east of the bridge and waters downstream of the bridge would be constricted to be easily accommodated by the existing culvert under the village.

The proposed landscaping is also lacking, both in maturity and density and whilst it may blend-in in 30 years' time, more investment now would shield the shocking immediate affect this development is going to have.

At the rear (South side) of Avenals Farm the proposed link road has I see included a gateway to future development on the south side of this site. On the south side of this ridiculous link road, the plan allows for a tall acoustic fence on the southern flank but no fencing on the northside along the border with Avenals Farm buildings (Grade 2 Listed) Surely this should be the least the developers should do. Furthermore the fence

running the entire length of the north side of the western part of this development should also be entirely 2.2m closeboard fencing and not the mix of this and 3 bar fencing proposed. I do not want the residents of this site being tempted to shortcut across my land to the village, which they will.

Overall this is a very poor quality development by a poor quality developer, not the better quality developer that achieved the outline permission with a promise of something more superior, more stylish.

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.