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6th January 2021

Chris Chapman
Avenals Farm
Water Lane
Angmering
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 5th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32588

Part 1
Dear Sirs,

Re: Application Ref : A/109/20/RES

Re: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure.

I think like many, this has been a difficult application to follow because of the deluge of documentation since the last consultation 3 months ago. With more than 200 "new" documents since then (although there does seem to be a fair amount of repetition) the current position has now become somewhat bewildering. As a result, like many (including the Parish Council and the Fire and Rescue Service) I have a couple of questions for the Applicant. At time of writing there are 458 documents in respect of this application (not counting the associated withdrawn application), so I apologise for any repetition on my part but want to be safe in the knowledge I have put my concerns forward.

1) Overall massing

The surprise at the site density has been raised by almost every respondent but it seems to me that the research carried out by the Parish Council shows decisively that the site density is not in keeping with the surrounding area and thus contrary to local development plans / compliance with nearby heritage assets.

Almost every respondent who lives near the site has said from the beginning that the density and layout is contrary to the common-sense reality of living and travelling around the village. We all know the roads in and especially out of the village are frequently gridlocked and the schools and medical facilities are stretched arguably beyond capacity. And this is just one of a number of new developments in the village being considered.

I agree with my fellow residents and the Parish Council that the site density (although the loss of one unit is noted) is still too high for this area.

2) Car Parking

There are still not anywhere near enough spaces on the plans to allow for demand. It was deemed in previous applications that what was required is two Car Parking Spaces per dwelling plus 2 visitor parking spaces per block. In addition to the two spaces per house, at present there appears to only be about 40 unallocated spaces. You only need to drive down Water Lane, and see the number of cars per 2-3 bedroom properties to know that is not enough. These 3 or 4 bedroom properties are going to need the required amounts as previously demanded by the Council for other developments in the area.

3) Limits on Artificial Light

I repeat everyone's concerns over light pollution, at present the light will remove all aspects of the edge of the village aesthetic. The Velux roof lights have been identified as non-compliant and harmful to wildlife. I have read nothing else regarding explicit height and time restrictions for the lighting options. Perhaps the Applicant can elaborate on this.

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 including your name and address 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](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.