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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:

OWPC32589

Part 2

4) General Access and Weavers' Hill Access

The lack of access for this development has already impacted those on Water Lane and The Avenals Farm / Barn buildings. Heavy machinery and all the workforce is now only able to access the site through a narrow road which services a number of properties already. The previous proposal regarding access to the site from a south road appears to have not materialised due to some third-party disagreement of which I have not been fully informed. This is frankly unacceptable.

Our recent experience therefore raised stronger concerns over the removal of the Weaver Hill Emergency Access. This is a significant change to the Parameter Plans and there have been stark warnings by the Parish Council as well as Fire and Emergency Experts - so I would refer to their submissions. This entire development is now on a dead-end access road which to anyone who has experience of driving out onto Water Lane, will know that it is not often an easy manoeuvre. From personal experience, vehicles travel so fast from the bypass, the field of view is so very narrow that if there is an emergency, you had better hope no more than one or two cars are in front of you trying to pull out into Water Lane.

5) Design of the Buildings

I take the point the taller, totally unsuitable, building have been removed from the plan. That said, there appears to have been only lip service paid to the concern that the properties are not in keeping with the surrounding area.

I would refer to my previous comments in that the council's planning team had made it abundantly clear what they required from the look and materials used in a development in this location when dealing with previous applications. Being (apologies for the repetition) low profile, simple aesthetic, high visual quality (e.g. farm labourers' cottages), flint work on all the elevations, orange-red clay brick for quoins, arches and plinths, orange-red clay tiles to the double pitched roof, coursed flintwork and dressings, window joinery; and painted timber and either naturally weathered oak front doors or black or heritage coloured painted.

However, the most recent plan shows flint work on only about half a dozen properties in total either facing Weaver's Hill and Water Lane. The rest are just red brick (particularly around the listed buildings) and they do not appear to have changed in style in any noticeable way. As has been identified by other respondents, surely the flint walls and sympathetic materials used should also surround the listed buildings as well.

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>.

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.