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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:

OWPC32590

Part 3

6) Buffers and Landscaping

I repeat the concern of the Parish Council and other respondents in that the the landscaping is lacking both in maturity and density; the height of the boundary hedgerow is not acceptable and there needs to be an "assured" level of screening from the listed buildings. I repeat the Parish's comments that the buffer, if there is one, has been reduced and foliage cleared. The proposed buffer is not generous if it can be considered a buffer at all.

Apart from now including a close board fence, which should have been included originally, it is very unclear what has been done to create a landscape buffer to protect the heritage assets. The Applicant keeps using the words "enhanced" but I see nothing enhanced about the buffer. A "varied" mix of thinly spread trees is neither a "substantial" nor "enhanced" buffer able to create a "neutral heritage impact". It is just a very poor attempt at screening.

Unless the design of the buildings change (as per my comment above), it doesn't matter whether you put one type of tree or four types of tree across the boundary, it won't hide the fact the buildings are not in keeping. For the same reason, you could not build a block of flats on the doorstep of Ecclesden Manor just because

you have planted a "very varied" selection of trees.

Bearing in mind we are talking about a fence and a few trees, I do not see how the plan has sufficiently reduced "inter-visibility" or provided "an increasingly sympathetic and natural transition between the site and heritage assets." The by numbers building designs (as per say Madgwick Park in Chichester) and the "less than substantial" buffer (as per Parish Council's comments) will only serve to prove that development is in stark contrast with the rest of the area.

I agree with my fellow respondent and therefore quote his inciteful comments which I think addressed this point very clearly:

"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."

As per the commentary of others above, we also do require the taller 2.2m fencing including the generous landscape and planting buffers and additional tree planting and property design measures (i.e. flint work) to mitigate heritage impact.

Regards,

Chris

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.