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16TH April 2021

Michael Eastham: Principal Planning Officer,
Strategic Development, Directorate of Place
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF.

Dear Mr Eastham,

A/110/21/PL Erection of retirement apartment with 20 No. 1 Bed flats & 13 No.2 Bed flats with communal facilities & car parking, erection of a retail store with car parking & associated highway works. This application affect the character & appearance of the Angmering Conservation area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development. Location: Bmw House Chandlers Garage Ltd Water Lane Angmering BN16 4EH

I write to address a number of points raised by consultees.

Ecology: With regards to the comments raised by the Ecological Office, I attach an updated report (**4728 - EclA Report Former BMW garage Angmering (003) AUGUST 2021.pdf**) which adds a clearer conclusion, but I make the point that they are all aspects which can be dealt with by a planning condition or referred back to the attached report.

I would also add that Policy ENV DM5 is to “seek” enhancement”, it is not a pre-requisite. I would simply quote the Landscape Officer on this point “....*The proposed site contains extensive hard surfacing with limited existing vegetation which is located mostly on the periphery of the site.* This is the baseline.

Heritage: With regards to the “baseline”, this is also applicable to the existing built form and its relationship to the LBs/Conservation Area. The statutory tests are Sec 66 and 72 of the Act which are referred to in the submitted heritage statement.

There is limited assessment by the CO to the “baseline” other than “*The existing development/site does not provide a good gateway into the Conservation Area or the setting of the Listed Buildings*” .

The CO then goes on to comment that the proposal causes “less than substantial harm”. In blunt terms, this means that the CO considers that the baseline is either positive or neutral and that the proposal is worse (in order to cause the alleged harm). This conclusion simply ignores the statutory tests and jumps to an allegation of harm.

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The evaluation process is incorrect and would refer you to **Paragraph 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019** which underlines the point. I attach an **appeal decision from Lindsey Road, Poole** which goes through the proper evaluation process which is reflected in the submitted Heritage Statement is the appropriately considered position and that “.. **It will enhance the settings of the nearby listed buildings, while also enhancing the village Conservation Area and its setting.**”

Cross Section. As requested I attach the requested additional cross section; **SO-2729-03-AC-302 A Site Sections.pdf**

EA Comments: With respect to the comments/suggested condition regarding “piling”, I attach **5013719 - Angmering - Piling Risk Assessment.pdf** which can be forwarded to the EA as it addresses the point raised.

Highways: There are some ongoing discussions with the HA and once they are concluded I will provide a response.

Please note that I will be on leave the week of 23rd August.

Yours sincerely

Gian Bendinelli
Principal Planning Associate