

Angmering Parish Council objection to A/168/21/PL 76 new homes, Land South Of Littlehampton Road East of Worthing Road Angmering

Refused Development



Proposed Development



A/168/21/PL for 76 homes on this site which was refused planning permission on the following grounds:

- 1 The development is located outside of the built up area boundary of Angmering as defined by the Arun Local Plan Policy C SP1 and Angmering Neighbourhood Plan Policy HD1. The development is not in accordance with policy C SP1 as it is not an approved category of development in the countryside and the benefits of the development do not outweigh the harm.
- 2 In accordance with paragraph 11d of the NPPF, the Council concludes that there are significant and demonstrable negative impacts associated with the development that, when assessed against the NPPF as a whole, would outweigh any presumption in favour of sustainable development. The site is within the open countryside and is visually separate from the adjoining residential development with far ranging views across open countryside to the site. The development would significantly and adversely change the character of the open countryside irrevocably and the new development would be urban in character. As such, the proposals fail to accord with policies HD4 and HD5 of the Angmering Neighbourhood Plan and policies D SP1 and D DM1 of the Arun Local Plan.
- 3 The application proposals are located within a defined Settlement Gap. The proposal would involve significant built development within the East Preston to Ferring Settlement Gap, in conflict with policy SD SP3 of the Arun Local Plan which requires that development demonstrates that it cannot be located elsewhere and does not result in undermining the physical/visual separation of settlements. The proposal and associated loss of trees to create the access would result in a prominent and visually obtrusive form of development which would adversely affect the visual amenities of the locality and rural character of the area and the setting of the National Park contrary to policies LAN DM2, SD SP3 and D DM1 of the Arun Local Plan and the NPPF.
- 4 Insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface water drainage scheme on the site layout. Consequently, the proposed development is contrary to Policies W DM2 and W DM3 of the Local Plan, Policy EH3 of the Angmering NP and the National Planning Policy Framework.
- 5 The site comprises Grade 2 Agricultural Land and it has not been satisfactorily demonstrated that there is an overriding need for the development in this particular location and the proposal does not include the submission of site, sustainability and options appraisals. The proposal conflicts with policy SO DM1 of the Arun Local Plan and para 174 of the NPPF.
- 6 The proposal does not contain sufficient information to demonstrate that the access would not have an adverse effect on highway safety. The proposal therefore conflicts with policy T SP1 of Arun Local Plan and the National Planning Policy Framework.

- 7 With particular regard to the location of the site close to the railway line the proposed development, by way of its layout (including the position and amount of public open space), height, design, density and mix of the dwellings will result in a built form of development which is out of character and incongruous with its rural setting and therefore in conflict with policies D DM1, D SP1, H DM1, OSR DM1 of the Arun Local Plan, policies HD3, HD4, HD5, HD6 and HD7 of Angmering Neighbourhood Plan, Arun Design Guide and the NPPF.

The following analysis considers whether the current application for 167 dwellings on the same site addresses these reasons for refusal.

Reason 1

The site is the same and remains outside of the built-up area boundary of Angmering so this reason remains applicable.

Reason 2

The site is the same and remains within the open countryside and is visually separate from the adjoining residential development with far ranging views across open countryside to the site. The development would significantly and adversely change the character of the open countryside irrevocably and the new development would be urban in character, so this reason remains applicable.

Reason 3

The site is the same and involves significant built development within the East Preston to Ferring Settlement Gap. The proposal and associated loss of trees to create the access would result in a prominent and visually obtrusive form of development which would adversely affect the visual amenities of the locality and rural character of the area and the setting of the National Park, so this reason remains applicable.

Reason 4

This is a technical reason and the drainage information submitted with the application will need to be carefully scrutinised by ADC's drainage Engineer.

Reason 5

No options appraisals have been submitted with the Planning statement simply saying that loss of Grade 2 land must be weighed in the balance. This reason remains applicable.

Reason 6

This is a technical reason and the highways information submitted with the application will need to be carefully scrutinised by WSCC Highways.

Reason 7

The layout of the proposed development is unchanged, with the only modification being the addition of a tree screen on the eastern boundary and what appears to be a hedge along the railway line. The form of development remains out of character and incongruous with its rural setting and therefore this reason remains applicable.

Response

Angmering Parish Council objects to the proposed development on the following grounds:

- Reasons for Refusal 1-3, 5 and 7 of A/168/21/PL remain applicable in that the proposed development
 - Is outside of the built up area boundary of Angmering;
 - within the open countryside and is visually separate from the adjoining residential development with far ranging views across open countryside to the site. The development would significantly and adversely change the character of the open countryside irrevocably and the new development would be urban in character;
 - involves significant built development within the East Preston to Ferring Settlement Gap. The proposal and associated loss of trees to create the access would result in a prominent and visually obtrusive form of development which would adversely affect the visual amenities of the locality and rural character of the area and the setting of the National Park;
 - No options appraisals have been submitted with the Planning statement simply saying that loss of Grade 2 land must be weighed in the balance; and
 - The layout of the proposed development is unchanged, with the only modification being the addition of a tree screen on the eastern boundary and what appears to be a hedge along the railway line. The form of development remains out of character and incongruous with its rural setting.
- The development is therefore contrary to Arun Local Plan Policies C SP1, D SP1 and D DM1 LAN DM2, SD SP3 W DM2 and W DM3 SO DM1, H DM1 and OSR DM1 and Angmering Neighbourhood Plan Policies HD1, HD4, HD5, HD6, HD7 and EH3, Arun Design Guide and the National Planning Policy Framework.
- The information submitted to address Reasons 4 and 6 is technical in nature and should be carefully scrutinised by appropriately qualified and independent specialists to ensure that the development does not adversely impact highway safety or flooding in the area, both of which are of significant concern to local residents.
- The tragic crisis in Ukraine will inevitably lead to a world shortage of wheat and other agricultural products and it is believed that the UK will need to step up its own production of such products. Any development that would lead to the loss of agricultural land should therefore be vigorously resisted.