




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 03 December 2020 17:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: A/179/20/RES

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Land South of Water Lane Angmering

Approval of reserved matters (appearance, layout & scale of access only) following A/99/17/OUT for a culvert & associated access over the Black Ditch providing access to the approved development

This application relates to a site which has been allocated within the adopted Arun Local Plan, and for which outline consent has already been granted for a large development. I do not provide comments on the concept of development in this location, merely that part of the site covered by this application. This application relates to only the area directly covered by the means of access.

The area covered by this application is located to the immediate south of Water Lane and is in close proximity to two listed buildings: Weavers Cottage and Avenals Farmhouse. Weavers Cottage is a grade II Listed Building which is located between Weavers Hill and Water Lane. It is two storey, faced with flints with red brick dressings and quoins, with a hipped tiled roof.

Avenals Farmhouse is an early C19, two storey building which is faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Stuccoed porch of solid type. Both buildings are of architectural and historic significance. The lane itself has a

somewhat semi-rural character to it, partly through the informal planting in the verge areas. However, it joins the village with the A280 and can be well used.

The proposed culvert appears to be a standard engineered design, which has been prepared in order to undertake its function. Whilst understandable, it is suggested that a carefully considered landscaping scheme could help to reduce its utilitarian appearance. Helpfully one appears to have been provided as part of the reserved matters application, and it is thought that this will help to soften its impact. It is suggested that mature planting is introduced so as to have a greater impact from the start of the development.

Subject to the landscaping scheme (which has been prepared as part of the separate reserved matters application) being acceptable, it is thought that, on balance, the proposal will not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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