



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

31st January 2022

Angmering Parish Council
Angmering Parish Council
The Square
Angmering
BN16 4EA

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@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/256/21/RES
Site Address: Land North of Water Lane Angmering
Description of works: Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

Thank you for your internet representation made on 28th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43795

Angmering Parish Council objects to the Reserved Matters application on the following grounds:

The proposed reduction in the size of the 'Northern Park' will adversely impact on the countryside and the South Downs National Park. In the officer's report on the outline application it says "the LPA considers that the proposed landscaped buffer along the northern boundary of the site with the A27; and the landscape buffer along the eastern boundary of the application site incorporating advanced nursery stock and semi-mature trees would both together mitigate the visual impact of the residential development and ensure that the current outline planning application accords with the NPPF, Policy HD5 (Built Form) and EH2 of the Neighbourhood Plan and Policy LAN DM1 and Policy H SP2 and Policy H SP2c (e) of the Local Plan". The Parish Council is concerned that the proposed reduction in the size of the landscape buffer will reduce this mitigation and result in a more significant impact on the countryside and the South Downs National Park such that the proposal would no longer comply with these policies. In addition, in reducing its size, the majority of this amenity feature will be close to the A27 with inherent safety and noise issues.

Outline Planning Approval for this site was NOT for 525 houses but for UP TO that number, It would appear that the reason for a change to the approved parameter was that the previous plan did not work because the development was TOO CRAMPED.

Rather than reducing the mitigating effect on the countryside and the South Downs National Park, and compromising the leisure enjoyment of future residents, the Angmering Parish Council consider that the approved Parameter Plan should be adhered to, and the number of properties REDUCED

The proposed apartment blocks do not comply with the parameters plan (either that approved under A/40/18/OUT or proposed under A/248/21/PL) because they are fully 3 storey rather than 2.5 storey. This is demonstrated by their height (11.6 metres compared to 9.9 meters for the 2.5 storey houses) and the fact that the floor plans for the top storey are the same size as that for the lower two storeys. The height and bulk of these building would be detrimental to the character of the site and the surrounding area contrary to Policy HD5 (Built Form) of the Neighbourhood Plan which specifically states that "No new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings".

ANPR Camera

We are receiving conflicting reports on the effectiveness of the ANPR Camera proposed in the bus and emergency vehicle link road access from Dappers Lane.

Unless it can be guaranteed that legal action would automatically follow unauthorised vehicle access or exit, a gate (as originally proposed) should be installed

Works in Dappers Lane

Under the 106 Agreement attached to the Outline Approval the Developer is required to carry out footway improvements in Dappers Lane. Because of their necessity and importance, Parish Councillors have asked that they should be constructed at an earlier stage than that currently required i.e. provision by 150 units. It would seem, however, that difficulties have become apparent in their construction. It appears that it may be necessary to acquire some land from residents and, in some instances, build retaining walls in their gardens. In view of these problems APC consider that full construction details and assurances of land acquisition should be provided and approved by ADC BEFORE commencement of the development

APC concur with the ADC's Drainage Engineer objection dated 4th Jan 2022.

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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
<https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>