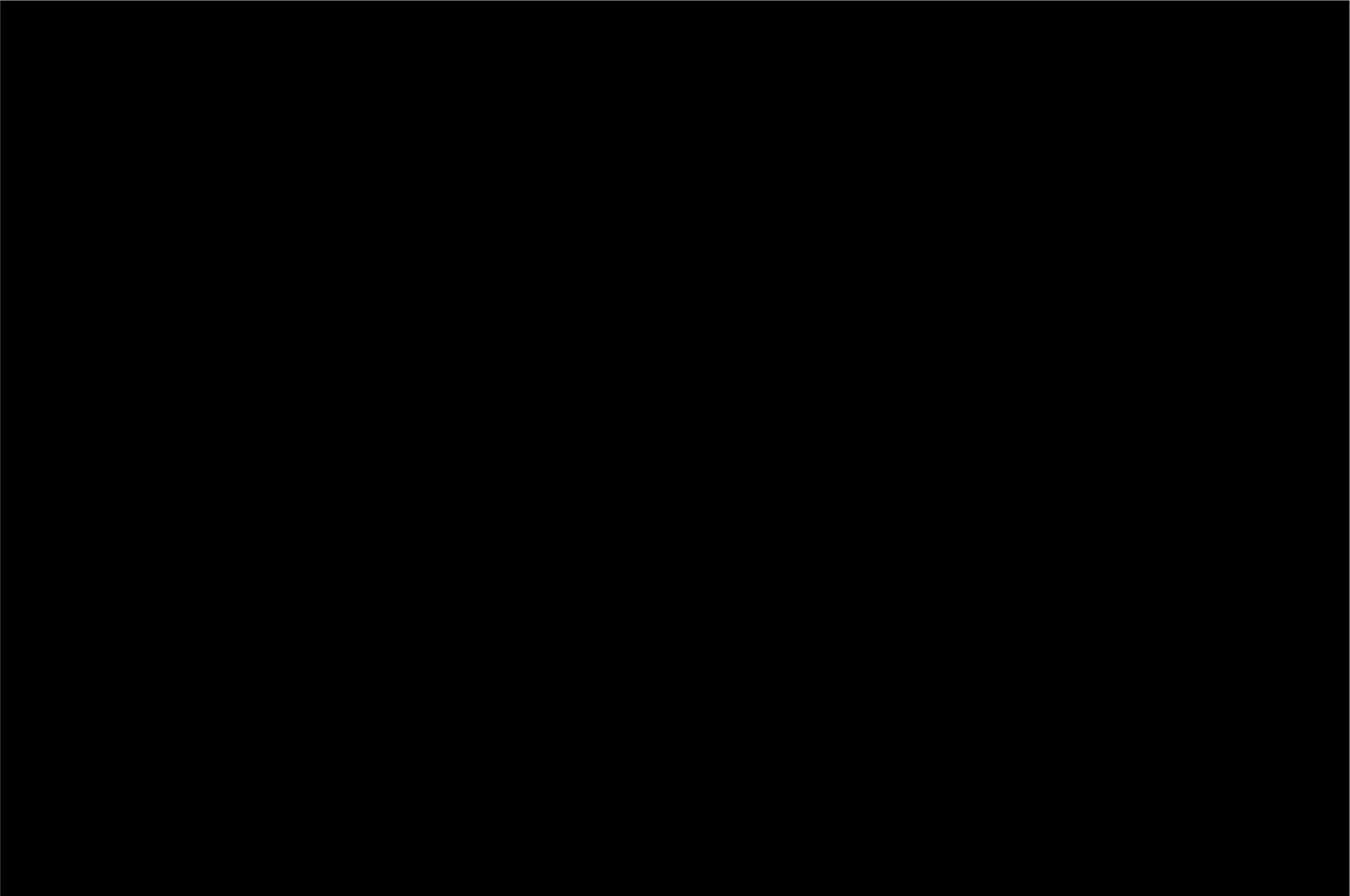
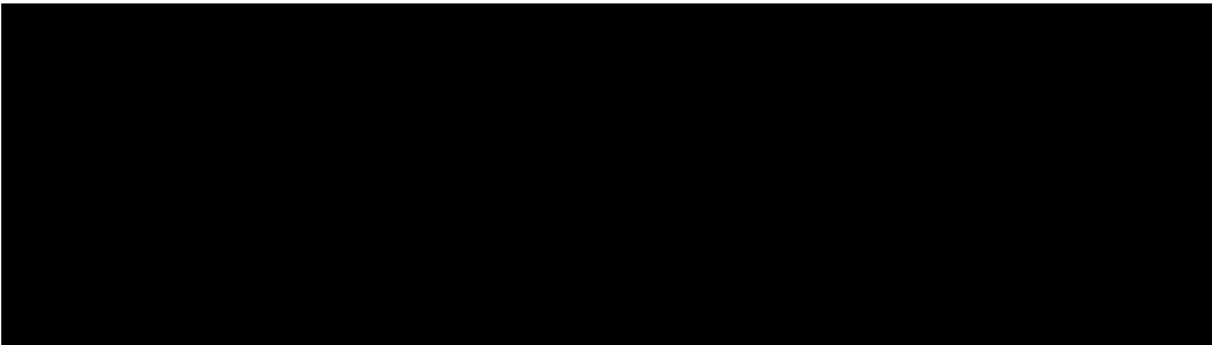




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**From:** Katie Herr [REDACTED]  
**Sent:** 28 January 2022 12:09  
**To:** David Easton <[David.Easton@arun.gov.uk](mailto:David.Easton@arun.gov.uk)>  
**Subject:** Full Objection A/256/21/RES

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good Afternoon David,

Please see the full objection attached. Please can this be uploaded to the portal under "Consultation".

We have also uploaded comments via the "Comment" section.

Kind Regards

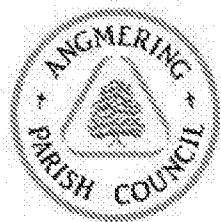
Katie

Katie Herr

Clerk to Angmering Parish Council



[www.angmeringparishcouncil.gov.uk](http://www.angmeringparishcouncil.gov.uk)



## Angmering Parish Council

The Corner House

The Square

Angmering

West Sussex BN16 4EA

## A/256/21/RES - Comments from Angmering Parish Council.

The detailed Reserved Matters plans proposed do not comply with even the amended parameters plan. Whilst the proposed amendments to the parameters plan change the distribution of the highest dwellings on the site, these continued to be described as '2- 2.5' storey – the latter term generally being used to describe buildings where there are two full storeys but also rooms above the second storey within the roof space.

In contrast the Reserved Matters application includes apartment blocks that are fully 3storeys high as shown below.



Building 7 - Front Elevation

These buildings would be over 11.6 metres high and the proposed second floor space is as large as the two storeys below demonstrating that this is a true 3 storey building rather than a 2.5 storey. This compares with the 2.5 storey houses which are 9.9 metres high and the rooms wholly within the roof space. As a result the floorplan for the top storey is half the size of the lower two storeys.



Their proposed location is shown in the plan below.



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 metres 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 buildings 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".



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.