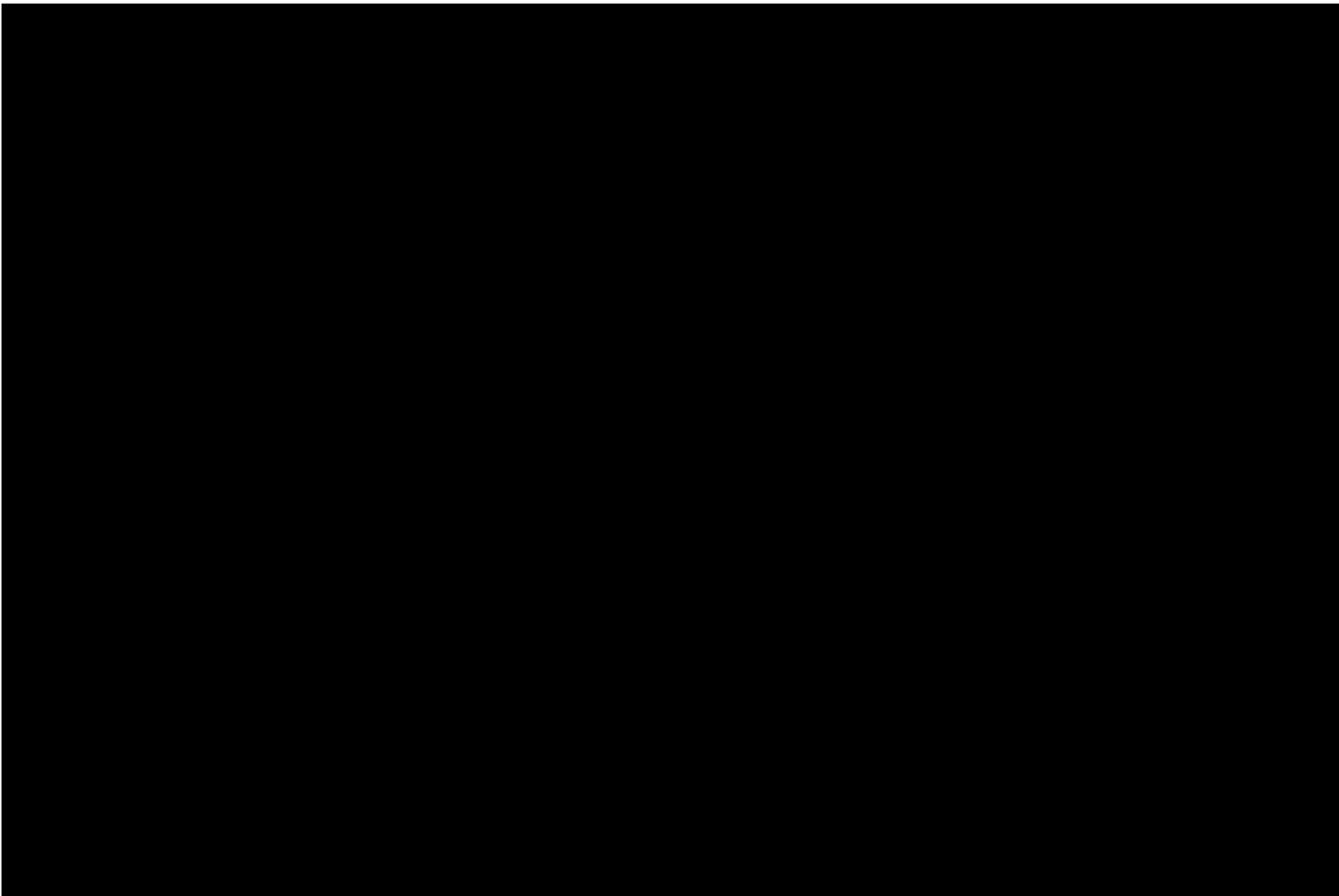




From: Katie Herr [REDACTED]
Sent: 03 August 2022 13:22
To: David Easton <David.Easton@arun.gov.uk>
Subject: A/256/21/RES

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Good Afternoon David,

Hope you are well.

Please see the attached objection to A/256/21/RES. This was agreed at last nights Planning and Infrastructure Committee Meeting. Please can it be uploaded to the portal as a matter of urgency.

I will also be sending a copy to all members of the Planning Committee at ADC, as well as Neil Crowther, Karl Roberts and our district councillors.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council
[REDACTED]



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

Actively

Promoting

Community

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Objection to A/256/21/RES

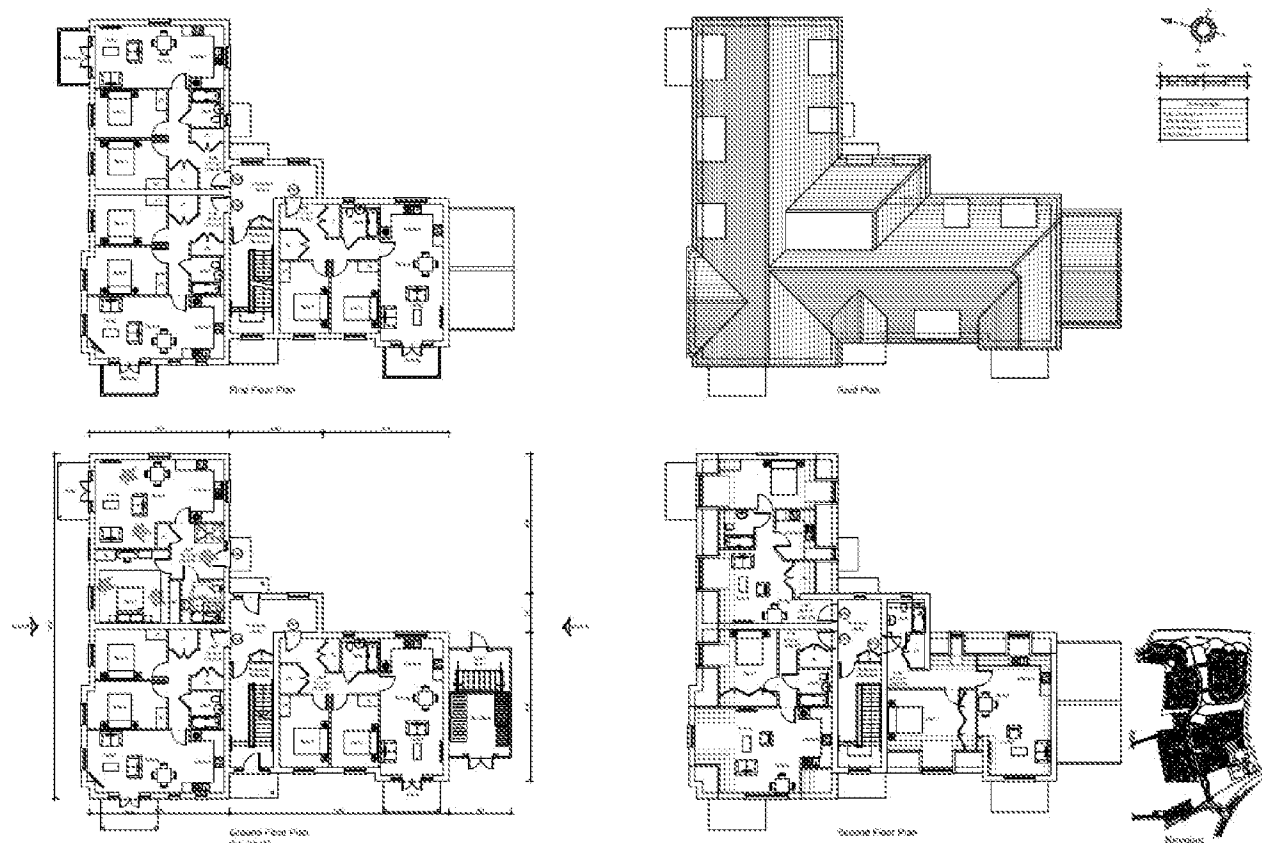
Angmering Parish Council accept that development should take place at this site as it accords with Arun's approved Local Plan, its Strategic Aims and that it has Outline Planning Approval. We feel strongly, however, that the design of the dwellings within the site area should be sympathetic to and reflect the rural nature of the village

Apartment Blocks

In particular the Parish Council objected to the original 3 storey design of the 6 Apartment Blocks (APC Consultation response dated 31st Jan. 2022) This objection is trivialised in the officers report with a short statement to the effect that the APC objected that the Blocks were - *too high*. As there are now nearly 700 documents on the portal it is possible that members may not have seen the APC Objection, so this has been added to the end of our current objection.

We have equal concerns over the revised design, as shown below. These blocks are, in reality, still 3 storey. Their eaves level has been raised with the dormer windows still at the face of the building, all to allow a greater useable 2nd floor area which is not a great deal less than the original design.





It is generally accepted that a 2 ½ storey dwelling in a residential housing development is one with an eaves height similar to 2 storey properties in the immediate area, with smaller rooms in the roof space and dormer windows set back from the face of the building.

The design and overall bulk of these Blocks is unsightly and detrimental to the street scene and unlike any other existing dwelling in the village. They are totally out of keeping with a rural development such as this and contrary to Policy HD5 (Built Form) and HD6 (Housing Layout & Design) of the Angmering Neighbourhood Plan.

Officers indicate that the design complies with the Design Code. This may be so but the APC also objected to their design as this was being produced. Production of the Code was a condition of the Outline Planning Approval and we are unclear as to whether committee members had sight of the Discharge of Conditions application before it was approved by officers.

Dappers Lane Works

APC are also concerned about the implementation of the necessary improvements to pedestrian safety in Dappers Lane. They are referred to in the officers report under APC Representations but not mentioned or dealt with elsewhere in the report.

The APC consider that a Condition should be attached to the Approval to the effect that – *Full construction details and assurances of land acquisition should be provided to and approved by ADC before commencement of the development.*

Bus and emergency access from Dappers Lane

Whilst APC recognise WSCC preferred solution for the entrance onto the site for the bus lane and emergency vehicles will be an ANPR, we continue to have concerns regarding residents entering and then exiting the site by this entrance.

APC's Original Objection of 31st January 2022

A/256/21/RES

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 3 storeys 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 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.