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Save the environment - think before you print.

From: Tavis Russell [REDACTED]

Sent: 24 May 2019 16:28

To: Andrew Wood

Subject: OBJECTION to the Proposed Development Land at Chandlers BMW, Water Lane, Angmering, BN16 4EH (A/45/19/PL)

Dear Mr A Wood / Arun District Council,

I would like to register my **OBJECTION** to the Planning Application **A/45/19/PL** (Proposed Development Land at Chandlers BMW, Water Lane, Angmering, BN16 4EH) and advise of my reasons below:

Whilst I would like to see development of the site and a shop with improved access the application does not reflect local character, particularly the style, design, size and scale, which goes against the adopted ADC Local Plan (D SP 1 / D DM1) and Angmering Neighbourhood Plan.

Roofs are out of scale, particularly on Plots 17-19 and Plots 1-6, which should be more in-keeping with the Conservation Area and adjacent Eachways to protect the street character. Roof designs do not currently meet Fig 6.5 in the Neighbourhood Plan. The adjacent buildings have lower ridge heights.

Plots 9, 10 & 11 are particularly out of scale/character as town houses with car ports.

There is no street elevation for Cumberland Crescent but Plots 17-19 look out of scale to the adjacent houses. Roofs are too high and balconies out of character. The building is further forward than the existing single storey car port and will impact sightlines for vehicles exiting Cumberland Road.

The Neighbourhood Plan's Policy for Chandlers Site (HA3) states the site will provide at least 20 dwellings, but proposals show 19 although this still looks too dense to meet the Housing Density Policy (HD7).

There are no retail units (Class A1) on Water Lane so the shop is out of character and would be better with the frontage on High Street.

Openings hours would cause a nuisance, assuming 7am-10pm daily, as per the existing Co-op. The BMW garage did not attract as many visitors as a shop and did not open evenings or all weekend.

Access/egress is poorly designed as are parking and delivery layouts. The Village is already congested, and this will add further strain onto local road networks at an existing pinch point/bend in Water Lane. This will impact Highways safety and traffic.

Parking for the development goes against the Neighbourhood Plan as there are not many visitor bays for Plots 1-11 and no visitor bays for Plots 12-19. This would also impact Highways safety.

Parking on Water Lane would make access/egress difficult for large vehicles.

There is a hazard when delivery vehicles reverse, and the designer should eliminate the need for three-point turns. As it stands delivery vehicles are more likely to park on Water Lane pavement to avoid reversing.

Delivery vehicles would cause a nuisance to residents.

Visibility would be poor at the exit closest to the high boundary of Eachways/near the bend in Water Lane.

Policy HA3 recommends an additional pedestrian crossing, which is not included in the proposal.

Proposals impact privacy of neighbouring properties in Cumberland Crescent/Water Lane. Properties on Cumberland Crescent are at a higher level so would overlook gardens and windows of the proposed units affecting quality of life for residents.

Bats have been witnessed foraging in Cumberland Road and there is potential for roosting within Phares Courtledge. The protected species must be safeguarded.

Drainage of the site will have an impact in an area that has previously flooded (most recently, June 2012).

There is a footpath adjacent to the Parish Office that is lit, which is likely to cause a light pollution nuisance to the adjacent Eachways. If unlit then this footpath may become a hideaway for anti-social behaviour and impact safety of pedestrians.

Proposals do not meet Secured by Design guidance in all areas impacting on safety of residents.

It is unclear whether the WCs would be accessible and would've been applauded if a Changing Places facility was incorporated into the design of the new APC Office instead.

There are only 4 parking bays and no disabled bays dedicated to the APC Office. This wouldn't be enough for public meetings. Even though many would walk it is likely more than 4 would drive, particularly those attending from the furthest parts of the Parish.