

The application site, whilst not within the Angmering Conservation Area, is located immediately adjoining it. The scale and nature of the proposal is such that it is considered to have an effect on the setting of the Conservation area.

These comments are provided on the basis of the saved policies of the Local Plan (2003), the NPPF and the emerging Local Plan (in accordance with paragraph 216 of the NPPF)

The closest road within the conservation area is the high street. This is characterised by almost entirely residential uses. There are a number of attractive buildings within the area which contribute greatly to the established character of the locality.

General

Reference has been made to the conservation area, but little has been mentioned with regard to the impact of the proposal on any designated heritage assets (conservation area and listed building) in the locality of the scheme.

The Council has a duty to preserve or enhance the character or appearance of the conservation area (and its setting) as prescribed in the Planning (Listed Buildings and Conservation Areas) Act 1990 and Saved Policy, AREA 2 of the Arun District Council Local Plan 2003

Character

The intention of using a number of the different character areas within the scheme is noted. The village contains a number of different character areas, of which the conservation area is one.

The conservation area is a substantial size with an established character that varies throughout it (including the village centre and the village boundary with the surrounding countryside). This scale, along with a varied character, means that it can itself, be sub-divided up into a number of individual character areas.

The eastern section of the conservation area (around Roundstone Lane and to the north of the proposed development site) is its own character area within the wider conservation area context. This area contains a limited number of properties in a mixture of types; terraced, semi-detached and detached.

In addition, the character area currently provides the rural edge to both the village and the conservation area. This is reflected in its character; it is of a more rural nature than the majority of the conservation area.

The use of this characterisation provides a useful starting point for the design of the development. However, it is not entirely clear how the proposed properties reflect the character of the conservation area. The part of the conservation area closest to the development contains a mixture of detached, semi-detached and terraced properties. As it currently stands, all bar two of the properties are detached in the new development. Consequently, I am concerned that this

would not comply with policies DM14 and DM31 in that they fail to adequately emphasise the townscape qualities in the area.

Layout

The layout of the development is informal, but feels as though it is typical of a modern residential estate. This is contrary to the advice provided in policies SP13 and DM14 of the emerging local Plan

Building design and materials

The majority of the building ‘types’ proposed for the scheme appear to be part of a standard design used by the developer. A limited number of properties will be included with some variation in the materials used. In fact, some of the designs appear in a new development under construction elsewhere in the district. I therefore fail to see how the properties adequately imitate some of the buildings within the village. This is again in conflict with the policies in the emerging local plan.

Whilst the majority of the materials (brick, flint etc.) reflect those found throughout the conservation area, the use of painted timber boarding is questioned. This material is not used generally throughout the conservation area, and represents an uncharacteristic intrusion.

Landscaping/boundary

The proposal seeks to retain a number of trees and hedges along the northern and western boundaries of the site. Boundary landscaping is particularly important along the western street frontage where, in its absence, the development would have the potential to be viewed from the edge of the conservation area. Therefore, this concept of retention is supported.

In addition, any proposals for enhancement would be supported.

It is also noted that there is a fair amount of planting outside of the proposed development boundary to the north which has the effect of limiting the direct impact of the development on the scheme.

Conclusion

In conclusion, there are some concerns regarding the design and appearance of the properties along with the layout of the scheme.

The level of vegetation provision to the north of the site (both within and outside of the ownership of the applicant) and along the western boundary, means that the impact of the proposal will be minimal, and therefore of no concern.

Relevant policies

Saved policies of the Arun Local Plan 2003:

AREA2: Conservation Areas

Emerging Local Plan:

SP22: The Historic Environment

DM29: Listed Buildings

DM31: Conservation Areas

SP13: Design

DM14: Aspects of Form and Design Quality.