

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	A/99/17/OUT
Address	Land south of Water Lane, Angmering
Description	Outline application for residential development
Case Officer	David Innes
Date	8 June 2017

The site is located some distance to the north and north-east of the Angmering conservation area, and the proposal is reviewed in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policy HER DM3.

The impacts of the proposed development on listed buildings in close proximity to the site are reviewed elsewhere in the planning process.

Para. 132 of the NPPF requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through inappropriate development within their settings.

In places, the southern boundary of the site abuts the Angmering conservation area. However where the abutment occurs, a softly landscaped 'green buffer' separates the new development from the historic environment and due to the flat topography, there are few long views to the north from within the designated area. The physical presence of the proposed development will therefore have little *visual* impact on the special qualities of the Angmering conservation area. Nevertheless, Historic England's guidance on the settings of heritage assets notes that harm can result from other impacts, such as increased activity and noise. The construction of a large number of dwellings in close proximity to the conservation area will inevitably result in greater volumes of vehicular traffic and generate a higher level of demand for local services. Although these aspects will be more fully reviewed elsewhere in the planning process, they will change - and to some extent harm - the traditional village ambience of the designated area.

Para 134 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'. In terms of the conservation area Policies cited above, it is therefore recommended that an on-balance planning decision be made as to whether the wider benefits of the proposal outweigh the possible harm to the significance of the designated heritage asset.

Angela Haywood
Conservation/Design Officer