

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 August 2017 10:18
To: Planning Scanning
Subject: FW: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering
Attachments: 15082017 RESPONSE TO SDNPA.pdf

From: Michael Eastham
Sent: 16 August 2017 10:58
To: Planning.Responses
Subject: FW: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Please upload this email trail and the attached letter onto Ocella for A/99/17/OUT – Land South of Water Lane, Angmering.

Thanks,

Michael

From: Zoe Knott [REDACTED]
Sent: 16 August 2017 10:51
To: Michael Eastham
Cc: Natasha Bullen; Adam Ross
Subject: RE: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Morning Michael,

Please find attached our response to the comments raised by South Downs National Park Authority. If you require any further clarity please do not hesitate to get in touch.

Has a response form NHS CCG been provided?

Many thanks,

Zoe

Zoe Knott
Senior Planner

[REDACTED]

Nexus Planning - Thames Valley
3 Weybridge Business Park
Addlemore Road, Weybridge
Surrey KT15 2BW
[REDACTED]

Nexus Planning - Birmingham
Alpha Works
Alpha, Floors 21 & 22
Suffolk Street Queensway



From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: 03 August 2017 09:28

To: Zoe Knott <[REDACTED]>

Subject: FW: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Hi Zoe,

Please find attached a copy of SDNPA's consultation response (objection) to outline planning application A/99/17/OUT – Land South of Water Lane, Angmering.

Kind regards,

Michael

From: Richard Ferguson [REDACTED]

Sent: 03 August 2017 08:36

To: Michael Eastham

Subject: RE: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Dear Michael

Please find attached the SDNPA's consultation response.

Kind regards

Richard

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: 17 July 2017 09:51

To: Richard Ferguson [REDACTED]

Cc: 'Zoe Knott' [REDACTED]

Subject: RE: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Dear Richard,

I intend to present the report to the Development Control Committee on 20 September 2017.

Please could you ensure that the representation from the SDNPA is submitted by the first week in August?

Kind regards,

Michael

From: Richard Ferguson [REDACTED]
Sent: 17 July 2017 09:25
To: Michael Eastham
Subject: RE: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

Dear Michael

Just a courtesy email - yes we are interested in responding and our Landscape Officer has been considering the site. What is your timescale for the application? As we will need at least this week to get back to you.

Kind regards

Richard

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 13 July 2017 16:28
To: Planning [REDACTED]
Subject: Consultation response to outline planning application A/99/17/OUT - Land South of Water Lane, Angmering

I am chasing up the consultation response from the South Downs National Park Authority to outline planning application A/99/17/OUT on Land South of Water Lane, Angmering.

Kind regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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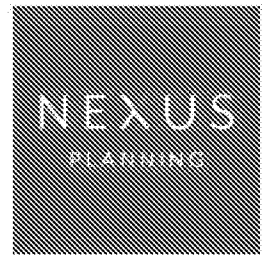
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Mr M Eastham
Principal Planning Officer
Strategic Development
Arun District Council
Littlehampton
West Sussex

Thames Valley
Suite A,
2 Weybridge Business Park
Addlestone Road
Weybridge Surrey KT15 2BW

15th August 2017

Reference number:
29985/06

Dear Michael,

Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage and landscaping (the Proposed Development).

Site: Land South of Water Lane

This letter has been prepared in response to the South Downs National Park Authority (SDNPA) comments received on the 3rd August, in relation to the outline planning application A/99/17/OUT, at land south of Water Lane (the Site) for up to 175 residential dwellings. In preparing this response input has been received by David Jarvis Associates, Landscape Architects, and Pro Vision, Masterplanners on this project. It is the aim of this letter to provide the council with clarity on a number of matters raised by SDNPA.

SDNPA's comments on the proximity of the Site to the National Park boundary and its topography are accepted. The landscape led masterplan has taken into consideration the proximity in developing the proposed outline scheme and further detail on this can be found in the submitted Design and Access statement (DAS) and Landscape and Visual Impact Assessment (LVIA). In particular, page 46 of the DAS shows the design evolution and how key landscape features have led the design process.

SDNPA recognise that the eastern edge of Angmering is visible from within the National Park albeit that it is separated from the boundary of the park by approximately 300m and includes the A280 corridor. Built development is currently visible from this part of the National Park and is established as part of the landscape character. This includes the current effects of lighting, noise and loss of tranquillity from the built up areas of Angmering. Any new development on land south of Water Lane would also be seen in this context.

London

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SDNPA considers that the site "*contributes significantly to the setting of the National Park, through its provision as a characteristic rural buffer*". The description of the Site as a characteristic rural buffer is unexplained however it is taken to mean the undeveloped land between the National Park and the edge of Angmering. The buffer is by no means characteristic of the Park boundary which can be seen hard up against built development (for example West Durrington to the east of the Ecclesden Hills).

It is acknowledged that the land between the boundary of the National Park and the current built up area of Angmering plays a transitional role. However, the transitional role reduces to the west nearer the village. Also, the Arun Landscape Capacity Study (2017) recognises the corridor of the A280 as a containing feature. This has been taken into account when masterplanning the Site. The cutting and planting along the eastern edge of the Site along the A280 will be retained and reinforced as part of the proposed development continuing where possible, the transitional role.

The Site contains no public rights of way (PROW) and as such does not play the role described by SDNPA as a "*key green wedge, drawing the landscape into Angmering and providing significant benefits for both people and wildlife as a result*". The Site is not currently used for recreational purposes and therefore this is incorrect. The SDNPA reference the Site as a "*Green Wedge*" which provides the "*only green infrastructure through the village*". This is incorrect. The 2012 Green Infrastructure (GI) study produced by ADC identifies considerable areas of GI to the south and west of Angmering and within the village itself. The watercourse, while part of this network of GI, is a minor component.

SDNPA remark that the site is disconnected from the village. This is incorrect. The Site is connected to Weavers Hill in the historic centre of the village, to the eastern arm of the High Street, west of the A280 and the Avenals Farm complex. Any development on the site would be seen in the context of the existing edge of Angmering and would appear as part of the village.

The LVIA submitted as part of the planning application acknowledges that there would be adverse landscape effects but they would be localised. The development would have no direct effect on the National Park and once planting within the proposed landscape buffer has matured the development would be significantly screened in views from the east. The proposed development is expected to have an adverse but limited effect on the setting of the National Park.

Similarly, localised views of the proposed development would be restricted to receptors immediately on the boundary or within approximately 350m to the east of the Site. Views of the Site from within the National Park would be limited to those areas east of the Site and would be limited to glimpses of roofs over the existing vegetation. Those views would be further filtered by the mitigation planting proposed along the eastern boundary of the Site as shown in figures 7 and 8 of the LVIA.

The comments made by SDNPA regarding density and the inward looking nature of the layout are not accepted. The density of the proposed development varies and is generally low to medium (approximately 28 – 35 in the zones shown in submitted parameter plan drawing no 1911/P 02).

The outline application is not seeking approval of the positioning of houses. However, the illustrative layout shows how housing should generally respond to and face the key landscape features including open spaces alongside the watercourses to the north, the tree line to the east along the route of the A280 and the central area of open space at the high points.

SDNPA claim that the masterplan "*does not respect or respond to key landscape features on or close to the site*". This is incorrect and as aforementioned key landscape features have been taken into account in the design process. The main central open space with the gap through to the new village lane link to Weavers Hill is retained as open space. The low points within the Site are at the northern and southern end and in both cases are left undeveloped. The watercourse through the northern part of the Site is retained as a natural feature with an extensive area of open space accessible to the public.

SDNPA contend that there is insufficient green spaces across the site. This is incorrect. The area of land within the red line is 9ha and over 3ha is proposed as green space in the form of either landscaping, public open space

or drainage features. Historic buildings and their settings have been identified, carefully considered and taken into account throughout the masterplanning process.

SDNPA have commented on the tranquillity of the National Park by virtue of its geography. This part of the Ecclesden Hills is separated from the site by an existing busy A road, which is more likely to affect local tranquillity than the proposed development.

The location of the attenuation basins has been informed by the low points across the Site along with positioning of the required open space and new landscape planting. Further information on the attenuation basins can be found in the submitted flood risk assessment.

The unlit rural buffer between the settlement and the National Park would not be removed in its entirety as suggested by SDNPA.

It is clear from the points raised above that the proximity of the Site to the National Park have been carefully considered in the preparation of this planning application. The Site forms part of the emerging allocation of "Angmering North" and will therefore contribute to the much needed delivery of housing across the district.

I hope that this letter provides clarity on the concerns raised by South Downs National Park Authority. However, should you require any further information please do not hesitate to contact either myself or Adam Ross.

Yours faithfully,



Zoe Knott

Senior Planner

