



From: Michael Eastham
Sent: 05 October 2017 12:32
To: Planning.Responses
Subject: FW: A/99/17/OUT - Land South of Water Lane (Landscape)

Please upload on Ocella.

Thanks,

Michael

From: Rita Williams [REDACTED]
Sent: 05 October 2017 12:30
To: Michael Eastham
Cc: Cllr. Dudley Wensley; Cllr. Andy Cooper; Cllr. Paul Bicknell; 'Administration at APC'; 'Rob Martin'
Subject: A/99/17/OUT - Land South of Water Lane (Landscape)

Michael,

I realise that the deadline for public comment on this application is past.

However having read the follow-up comments from Sue Howell on Landscape; especially the last paragraph relating to *“ensuring the landscape issues are addressed at this stage to conserve the quality of the site”* and *“potential mitigation that may be needed for developments such as this”*; I believe that the attached information submitted to examination by Angmering Parish Council in response to the following question from the Local Plan Inspector, is material to this application and should be considered by Arun’s Landscape Officer against the statements made in the submitted LIVA (Landscape & Visual Impact Assessment).

2.1 Is the landscape impact within acceptable bounds having regard to any mitigation proposed?

*In their reply the Council refers to the Landscape Capacity Study. **Detailed landscape assessments** will be required as part of any applications which will inform layout and landscaping*

The **LIVA** is misleading in that paragraph 8.6 claims *“views of the site will be limited to glimpses of roofs over the **existing** vegetation”*. However, as the supporting evidence submitted to examination (attached) shows, this will not be the case. The LIVA goes on to say that *“These views would be further filtered by the mitigation planting proposed along the eastern boundary of the site as demonstrated in Figures 7 and 8, Illustrative Photomontages [viewpoint 2 and 3]”*

With the lack of screening from existing vegetation on the eastern boundary of the site (the gaps were left to maintain the inter-visibility with the national park) any proposed mitigation planting needs to be spelt out in more detail.

The LIVA also claims that built development is currently visible from the eastern edge of the national park and is established as part of the landscape character. However, the landscape images provided in the LIVA (viewpoint 2 and 3) provide clear evidence to the contrary. Only a handful of dwellings in the Conservation area that abuts the proposed site can be seen from the national park and a few small employment sites to the north east.

The land south of Water Lane clearly plays a transitional role between the current built-up boundary of Angmering and the national park. The site also rises a meter or more and acts as a significant landscape buffer hiding the built-up area of Angmering to the west, from the national park.

Design & Access Statement

There are also conflicting statements in the Design & Access Statement, including:

- Paragraph 3.30 which says that along the eastern boundary of the site which is closest to the boundary of the SDNP, buildings will be set back behind a landscaped tree belt.
- Then at paragraph 4.16 it explains that the South Downs View character area (the clue is in the name) will be designed to present a sympathetic edge to the countryside, benefiting from scenic views over the National Park. One of the key features being listed as “Dwellings with aspect over countryside.”

Without having a clear statement and agreement of what landscape mitigation – if any – is proposed before outline planning is considered and potential impact on site lay-out then as Sue says, it will be “*an opportunity missed*” to the detriment of mitigation that might be needed, and will be impossible to resolve later.

The Council in it’s response to the Inspector’s question also says that “*This approach will be developed as more information is prepared alongside the individual allocation masterplans.*” The assumption is that these Masterplans, which will address the concerns raised on landscape impact, will:

1. Meet the objectives and Policies in the modified Local Plan, which have been further strengthened by inspectors at both examinations regarding the impact of development on the setting of the South Downs National Park;
2. be published along with any planning application that is submitted and not left as a reserved matter.

Kind Regards
Rita

ARUN LOCAL PLAN EXAMINATION

ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 2 – 25th to 28th September 2017

Matter 4e: Issue 2.2. *Is the development at Angmering North acceptable in relation to its impact on the Conservation Area and South Downs National Park?*

Angmering North - site South of Water Lane

The Landscape & Visual Impact Assessment submitted in support of the planning application says that localised views of the proposed development are restricted to receptors approximately 350m to the east of the site. This is not the case. The satellite shot below shows that the site is both disconnected from Angmering and less than 200m from receptor 2.



Figure 1.

The A280 has been cut into the landscape hiding it from views from the SDNP in order to maintain the integrity of the rural setting of the national park and its relationship with the Conservation Area and Angmering. There are significant gaps in the tree planting along the A280 embankment (below) which is maintained by WSCC.



Figure 2 - June 2017

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ANGMERING PARISH COUNCIL SUBMISSION TO PLANNING INSPECTOR MARK DAKEYNE ON ARUN DISTRICT LOCAL PLAN 2011-2031. Week 2 – 25th to 28th September 2017

The land south of Water Lane plays a transitional role between the current built-up boundary of Angmering and the SDNP. The site also rises a meter or more and acts as a significant landscape buffer hiding the built-up area of Angmering to the west, from the national park

The images below were taken on 3rd November 2016 during the ground water investigations. The height of the drilling rig (estimated at approximately 6m high) is helpful in assessing what impact the houses with a ridge height of between 10 and 12m will have above the existing hedgerow and the effectiveness of the proposed mitigation measures.

1. Looking north east into the SDNP from the gate onto the High Street (next to the Spotted Cow) it clearly shows the height of the existing hedgerow compared to the rig.



Figure 3

2. Taken from the national park (footpath 2148 LVIA Receptor 2) across the A280, the rig can be clearly seen. The silhouettes of the large trees to the left are actually on the far side of the site. This gives an idea of how much higher the actual houses will be - almost twice as high - but also the role the site currently plays in hiding Angmering from the park.



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3. This view of the rig gives an idea of the impact the development will have when viewed from the A280 bridleway / footbridge from the Conservation Area into the national park.

