

From: Anita Gardner
Sent: 07 February 2019 11:43
To: Planning.Responses
Subject: FW: A/9/19/PL

Please treat as a rep

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Save the environment - think before you print.

From: [REDACTED]
Sent: 06 February 2019 22:33
To: Anita Gardner
Subject: A/9/19/PL

Dear Mrs Gardner

Please find attached my objection to the Pound Place development.

Kind regards

Tony Cross

Response to planning proposal at Pound Place, Angmering (A/9/19/PL)

Objection

I do not feel that this is a suitable location for a large Care Home for the following reasons:

- The effect of the building is out of character in a residential environment
- Over-development of the site with loss of garden and the open aspect
- The increased traffic generated as a result will be a nuisance to local residents. Traffic will be from staff changing shifts, visitors and delivery trucks with operations 24 hours per day.
- The unnecessary removal of trees for which greater protection should actually be given.
- The negative impact on the visual amenity
- Noise and disturbance resulting from use as a Care Home

The development proposal is within a purely residential area and is out of character. It will have an adverse effect on the residential amenity of its neighbours

The Government's Tree Health Resilience Strategy commits to building more homes, but also seeks to embed a principle of net environmental gain from development. The Town and Country Planning Act 1990 places a statutory duty on Local Authorities "to ensure whenever it is appropriate that in granting planning permission for any development, adequate provision is made by the imposition of conditions for the preservation or planting of trees".

The NPPF also recognises the importance of non-ancient woods and trees and the Government's 25 Year Environment Plan argues for the safeguarding and enhancing the beauty of our natural scenery and improving its environmental value. The unnecessary removal of healthy trees does not seem to equate with these commitments.

The numerous ecology reports that supported the recent development of Swanbourne Park and Pound Nursery indicated an abundance of birds and several species of Bats. These included twelve bird species of Conservation Concern under the UK BAP (Bio-diversity Action Plan) and were listed in Table 2 of the report. The applicant is disingenuous to suggest that birds such as the Dunnock, Song Thrush, Linnet and Mistle Thrush which are breeding locally and are considered to be of value within the Zone of Influence for local bird populations, are not present in the Pound Place habitat.

This application also places too little emphasis upon the 'preservation' of the existing trees and relies too much on the inappropriate selection of native deciduous species in the replanting scheme.

The evergreen trees that surround Pound Place can be categorized as early mature trees and are of a substantial height and prominence. The trees are of a generally healthy condition with no signs of disease or pests, as stated in the original Arboricultural report.

They have significant longevity and provide a beneficial effect in separating housing developments, creating some privacy along the North and South boundaries but crucially enhancing people's appreciation of the area by contributing to its 'green' character and visual amenity.

I particularly object to the removal of those trees on the Eastern & Western Boundary. These trees not only contribute to the visual amenity as viewed from public space on Roundstone Lane, they also significantly contribute to the shielding of the visual aspect from the South Downs National Park (Highdown) and in consequence help shield and reduce light pollution for the designated Dark Skies Reserve.

They provide an arboreal buffer that helps protect the setting of the South Downs National Park, a duty that ADC is obliged to consider.

The image below is a view taken from Highdown towards Roundstone Lane. The rugby posts of Worthing RFC can be clearly seen. This picture illustrates the screening capacity of the tree line adjacent to the rugby club which reduces the impact of the Bramley Green development to glimpses of roof lines, which is entirely acceptable.



The picture below is of the tree line of the West boundary of Pound Place on Roundstone Lane, taken from the same position on Highdown (immediately below the red line). This clearly illustrates the screening effect the trees have on the Western boundary. Without these trees on the Western boundary, whole houses will be seen from Highdown.



Additionally, if the trees were removed from the Eastern boundary, the whole Care Home will be visible from Highdown.



The applicant also seeks to justify the removal of the trees on the Western boundary abutting Roundstone Lane by suggesting the visibility splays would be compromised without removal of the trees. The picture above was taken from 2 metres inside the kerb line outside Pound Place and clearly shows the visibility looking North and the Speed Table. The visibility could be increased by clearing the scrub on the verge of Roundstone Lane.

The picture below was also taken 2 metres from the kerb line and shows the visibility looking South and another Speed Table.



It should be noted that the Road Safety Audit by the applicant took place in May 2018, prior to the introduction of traffic calming in this road. Speed tables were constructed either side of the entrance to Pound Place and a speed restriction of 20 mph has been imposed.



With reference to the gradient of the bank and the need to lay a pavement north / south on the East side of Roundstone Lane, the picture above illustrates the existing footway between Brougham Grove and Pound Place where a low-level retaining structure has been put in place. If a similar principle was applied to the footway either side of Pound Place, this will avoid undermining the root structure of the Western boundary trees and negate another reason for their removal.

The applicants intention on replacement planting elsewhere than the boundary appears minimal in respect of the height of the saplings proposed. However, even with 2-1 replacement planting, I would suggest there will not be a net environmental gain for perhaps twenty years. It would seem necessary to specify much larger replacement trees if tree removal was considered necessary with more native evergreen such as Holly or Yew rather than just deciduous Malus.

Finally, the recent validation of Arun's Local Plan by the Government Inspector noted a deficiency that required Arun to include the "protection and enhancement of the setting of the national park" be added as a **Local Plan objective**.

The SDNPA's statutory role and Arun's responsibilities were further emphasised and strengthened by **both** government Inspectors, resulting in the re-wording of Policy **LAN DM1 Landscape** to provide "sufficient distinction between protection of the setting of the landscape with the highest status of protection, given to the SDNP". This was re-emphasised again in the Inspector's final report, and Policy **QE DM2 Light Pollution** which now includes specific reference the SDNP's designation as an International Dark Skies Reserve.

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