

JULY 2019

Crete Nursery, Dappers Lane, Angmering, BN16 4EN

Planning Statement

Iceni Projects Limited on behalf of
CountyOak Homes Ltd

July 2019

ICENI PROJECTS LIMITED
ON BEHALF OF
COUNTYOAK HOMES LTD

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Crete Nursery, Dappers Lane,
Angmering, BN16 4EN
PLANNING STATEMENT

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- A1. SITE LOCATION PLAN
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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Icen Projects ('Icen') on behalf of Countyoak homes Ltd (the 'Applicant'). The Planning Statement has been prepared in support of a reserved matters application ('RMA') for the proposals at Crete Nursery, Dappers Lane, Angmering (the 'Site'), comprising 6 two storey dwelling houses with vehicular access leading from Dappers Lane (see Appendix A1).
- 1.2 Outline Planning Permission was granted on 17 January 2018 for the redevelopment of the Site at Crete Nursery, Dappers Lane including the demolition of existing outbuildings, retention of 1 No. dwelling & the erection of 6 No. dwellings (LPA ref: A/178/17/OUT) (see Appendix A2). The Outline Planning Application sought permission for the access arrangements serving the Site and all other matters were reserved under Condition 1 which required that applications for the approval of the reserved matters must be made to the Local Planning Authority within 3 years of the date of the planning permission. The reserved matters were as follows:
- Layout;
 - Scale;
 - Appearance; and
 - Landscaping

Submission Documents

- 1.3 The following documents and drawings have been prepared by the consultant team and are submitted in support of this planning application:

Table 1.1 Planning Documents

Planning Document	Consultant
1APP Application Form & Certificates	Nye Saunders
Planning Statement	Icen Projects
Covering Letter	Nye Saunders

Table 1.2 Drawings and Plans

Drawing Ref.	Plan	Scale
E101	Existing Location & Block Plan	1:1250
P101J	Site Plan	1:500
P102 H	Unit Type 1 – Plans	1:100
P103 H	Unit Type 1 – Elevations	1:100
P104 F	Unit Type 2 – Plans	1:100
P105 H	Unit Type 2 – Elevations	1:100
P106 F	Unit Type 3 – Plans	1:100

Drawing Ref.	Plan	Scale
P107 H	Unit Type 3 – Elevations	1:100
P200 B	Street Scene	1:200
P201 B	Street Scene	1:200

Table 1.3 Technical Surveys and Assessments

Technical Assessment	Consultant
Design and Access Statement	Nye Saunders
Landscape Masterplan and Specification	Horseshoe Group

Structure of Planning Statement

- 1.4 The purpose of this Planning Statement is to provide an overall summary of existing site conditions, the planning history associated with the Site and to provide a justification for the proposed development associated with the reserved matters in planning policy terms taking on board the principles approved under the Outline Planning Permission. A detailed commentary of the rationale for the proposed scheme design is included in the Design Document (as prepared by Nye Saunders) accompanying this RMA application.
- 1.5 The report is structured in the following format:
- Section 2: The Application Site and Surroundings;
 - Section 3: Outline Planning Permission;
 - Section 4: Proposed Development;
 - Section 5: Planning Policy Context;
 - Section 6: Planning Considerations; and
 - Section 7: Summary.

2. APPLICATION SITE AND SURROUNDINGS

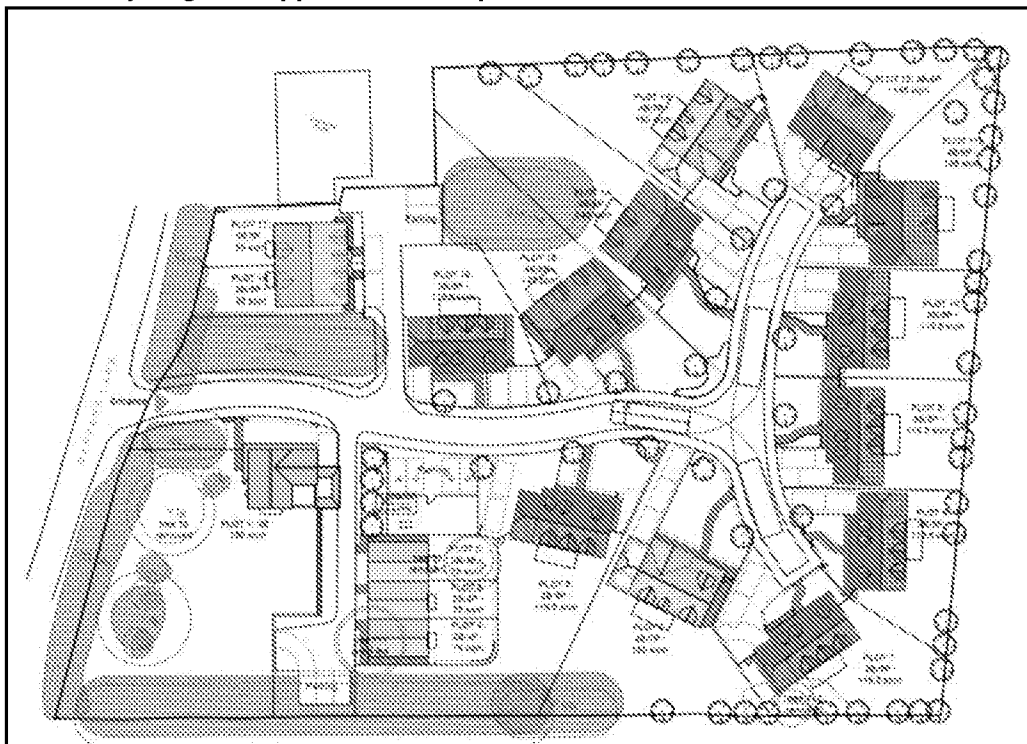
Site Location and Description

- 2.1 The Site is located on the eastern side of Dappers Lane within the administrative boundary of Arun District Council ('ADC'). The Site is situated outside of the built-up area of Angmering.
- 2.2 The northern part of the Site comprises an area of grassed paddock land with a run of mature Hornbeam Trees along the northern boundary and the southern part of the Site comprises a two-storey dwelling house with a run of single storey stable buildings to the east. The Site is divided into two sections with a small access road extending from Dappers Lane between the northern and southern parcels of the Site.

Surrounding Area

- 2.3 Located to the north of the Site are a series of buildings previously in use as a nursery for commercial purposes with a large area of open land surrounding. Outline planning permission has been secured in 2017 under application reference: A/142/16/OUT for the demolition of existing buildings, refurbishment of 1 dwelling and the construction of 17 new dwellings on this site with new access from Dappers Lane. Subsequently, a RMA application has also been approved under application reference A/168/18/RES for the details of layout and landscaping associated with the development. The appearance of the new dwellings has been further reserved and will be dealt with under a separate reserved matters application.

Figure 1 Merry England Approved Masterplan



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- 2.4 To the South there are two large detached dwellings with associated open space. Beyond the furthest dwelling to the south and utilising the land associated with this dwelling, outline planning permission has been granted with all matters reserved except for access (A/74/18/OUT). This grants permission for the demolition of existing outbuildings and construction of 9 two storey dwellings consisting of 2 x two bedroom dwellings, 3 x three bedroom dwellings and 4 x four bedroom dwellings.
- 2.5 To the west lies an established residential area comprising mainly two storey dwellings with gardens. To the east lies a site at the former Old Barn Nurseries which benefits from planning permission under reference A/142/14/PL for the redevelopment of the site to provide 8 small workshops Use Classes B1 and B8. Beyond this Site to the north east and south east, various parcels of land benefit from a housing allocation within the Arun Local Plan 2011-2031 (updated July 2018). This housing allocation (SD9) sets out the parameters of this allocation to act as an urban extension to Angmering and provide for at least 800 new houses, primary school, employment floorspace, extension of village health facilities amongst other elements.

Other Considerations

- 2.6 The Site does not lie within a Conservation Area and is outside the established built settlement of Angmering. Several bus stops lie in close proximity to the Site and Angmering Railway Station lies 2km to the south providing services into Central London and across the South of England. The village centre of Angmering is approximately 900m walking distance.

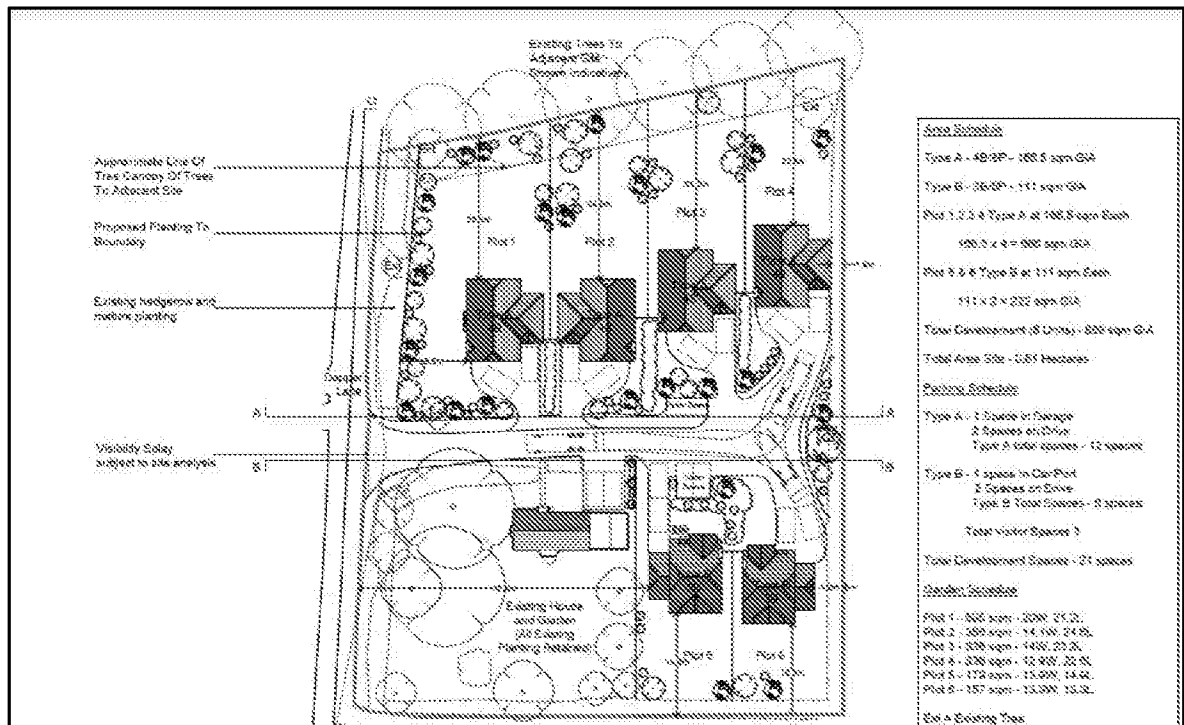
3. OUTLINE PLANNING PERMISSION

- 3.1 Outline Planning Permission was granted on 17th January 2018 for the redevelopment of the Site at Crete Nursery, Dappers Lane, BN16 4EN for the following (see Appendix A2):

Outline application with some matters reserved for the demolition of existing outbuildings, retention of 1 No. dwelling & the erection of 6 No. dwellings. This application is a departure from the Development Plan

- 3.2 Whilst ADC considered the application be a departure from the Development Plan due to the site being located outside of the settlement boundary for Angmering, there was the overriding fact that ADC could not demonstrate a 3 year housing supply and as such the Local Plan policies were considered to be out of date and the proposed redevelopment of the site for new housing was decided under the principles of the NPPF which states that the presumption in favour of sustainable development requires the grant of planning permission *'unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'*
- 3.3 In this instance the grant of planning permission for new housing was considered to be appropriate in meeting an identified housing need within the district, the development would be sustainable as the Site is located on the edge of the main settlement boundary within walking distance of main local services and would meet an economic role.
- 3.4 Outline Planning Permission was therefore granted and as part of this permission, the main access into the site from Dappers Lane as also approved. Details relating to the layout, appearance, scale and landscaping associated with the new houses was reserved for further consideration under Condition 1 of the Planning Permission.
- 3.5 A masterplan was submitted as part of the Outline Planning Application (see below at Figure 2). Condition 3 of the Outline Planning Permission required that any development should be carried out in accordance with this masterplan 0229-p100 rev F alongside the plan titled Location 0229-P105 rev C and 229_p118 rev B.
- 3.6 These plans provided the main details in respect of the proposed access serving the site and proposed dwellings from Dappers Lane alongside an indicative layout and siting of dwellings and dwelling types proposed for the Site. The masterplan shows the detail of the access road and the necessary tracking to demonstrate appropriate manoeuvrability within the site for vehicles accessing each of the houses (see below Figure 1):

Figure 2 – Approved Masterplan



- 3.7 The Outline Planning Permission included various other conditions requiring details to be submitted and approved by ADC before works commence on site. The details in relation to the pre-commencement conditions are included in this application pack, including the Construction Management Plan.

4. PROPOSED DEVELOPMENT

- 4.1 As detailed in the introduction of this Statement, the Applicant is seeking planning consent for a reserved matters application associated with the residential development approved in outline at Dappers Lane, Angmering in respect of Layout, Scale, Appearance and Landscaping. The following section provides an overview of the development proposals.
- 4.2 The proposed development comprises the retention of one dwelling and the construction of 6 x residential dwellings all of which are now proposed as 4-bedroom dwellings instead of four x 4 bedroom dwellings and two x 3 bedroom dwellings which was proposed under the outline planning permission. The accommodation schedule is set out below:

	Unit Type	Size (sqm)	No. of Bedrooms
Plot 1	1	178	4
Plot 2	2	162	4
Plot 3	2	162	4
Plot 4	1	178	4
Plot 5	3	159	4
Plot 6	3	159	4

Layout and Scale

- 4.3 The dwellings proposed are all two storey with pitched roofs. The layout of the site reflects that of the Outline Planning Permission and the approved masterplan drawing 0229-P100 Rev F, with the main frontages to the dwellings facing towards the access road leading from Dappers Lane. The positioning of the dwellings has altered slightly from the approved masterplan drawing introducing a greater degree of separation and staggering of plot position between them.
- 4.4 The dwelling types have also altered slightly with all dwellings now being 4 bedroom and slightly larger in size as follows: Dwelling type 1 are the larger properties at 178sqm, Dwelling type 2 properties are 162sqm and Dwelling type 3 properties are 159sqm for which the slight increase relates to the conversion of car ports to garages with bedrooms above. Each of the dwelling types involve subtle variations to their design but all incorporate pitched roofs, with bay frontages and the use of traditional Sussex materials of Weatherboard cladding as cited within the original outline planning permission.

Amenity Space & Landscaping

- 4.5 Amenity space for each dwelling is provided in the form of private rear gardens that wrap around the side of each dwelling into the frontages creating small front garden areas adjacent to the access road. The dwellings benefit from the following amount of private amenity space:

Dwelling	Amenity Space (sqm)
Plot 1	687
Plot 2	521
Plot 3	549
Plot 4	590
Plot 5	396
Plot 6	462

- 4.6 Additional soft landscaping is proposed throughout the site, edging the access road and adjacent to the site boundaries.

Car Parking & Access

- 4.7 Access into the Site is via the access road leading from Dappers Lane to the west in line with the approved masterplan drawings 0229-p100 Rev F under the Outline Planning Permission.
- 4.8 Parking is provided in the form of integral garages for each dwelling and driveway parking for at least two vehicles which is an increase in on site parking provision. Cycle parking is provided within the domain of each dwelling.

5. PLANNING POLICY CONTEXT

- 5.1 This section outlines the principle planning policy considerations which have informed the emerging development proposals under this Reserved Matters Application, and which provide the context for the consideration of these proposals in terms of layout, scale, appearance and landscaping.

The Development Plan

- 5.2 The UK Planning System has a plan-led approach and Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”

- 5.3 The development Plan in this instance is as follows:

- Arun Local Plan 2011 – 2031 (Adopted on 18th July 2018)
- Angmering Neighbourhood Plan 2014 – 2029

Arun Local Plan

- 5.4 The Arun District Local Plan was submitted for examination in January 2015 and the examination was suspended to allow Arun District Council the opportunity to address matters raised by the Inspector during the commencement of the examination.
- 5.5 The examination was re-started in 2018 and following consideration of the Inspectors findings, the Council resolved to adopt the Local Plan on 18th July 2018.
- 5.6 It is important to acknowledge that the Principle of Development on the Site for residential use has been accepted under the Outline Planning Permission. The reserved matters are considered in relation to the following key policies:

Policy SD SP2 – Built up Area Boundary

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

Policy H SP1 The Housing Requirement

- 5.7 Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District. Delivery will be phased over the Plan period as follows:

Requirements for net additional homes	2011/12-2015/16	2016/17-2020/21	2021/22-2025/26	2026/27-2030/31	2011/12-2030/31
Dwellings per annum	610	1,120	1,310	960	
Total	3,050	5,600	6,550	4,800	20,000

- 5.8 The policy follows on to establish the strategic housing allocations. Of relevance to the Site is Strategic Housing Allocation SD9 Angmering North for which the allocation seeks provision of 800 new dwellings over the plan period. This site lies directly to the east, north east and south east of the application site.

Policy H DM1 Housing Mix

The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

Policy D SP1 Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development

Policy D DM1 considers the form and quality of design and requires that new development will have regard to Character, Appearance/Attractiveness, Impact, Innovation, Adaptability, Crime prevention, Trees and Woodland, Solar Gain, Public Realm, Layout, Public art, Density and Scale. There is a presumption under this Policy that new development should have regard to the character of the locality in relation to the above points of consideration.

Policy D DM2 - requires internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

Policy ECC SP1 Adapting to Climate Change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity. In order to achieve this, development must be designed to take account of the following issues:

- a. Location (in relation to flood risk and vulnerability to coastal erosion);
- b. Water efficiency;
- c. Shade, cooling, ventilation, solar gain;
- d. Connectivity to the green infrastructure network;
- e. Layout and massing;
- f. Resilience of buildings and building materials to extreme weather events; and
- g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Policy ENV DM5

Development and biodiversity Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Policy W DM3 Sustainable Urban Drainage Systems

To increase the levels of water capture and storage and improve water quality what does this mean? all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- Green roofs
- Permeable driveways and parking
- Soakaways
- Water harvesting and storage features including water butts.

Angmering Neighbourhood Plan 2014 - 2029

- 5.9 The Angmering Neighbourhood Plan has been prepared by the Angmering Neighbourhood Group to provide the overarching vision and objectives for the village whilst controlling the way development is delivered over the plan period 2014 – 2029. This plan provides additional guidance for which planning applications will be considered against alongside the policies within the adopted Arun District Local Plan.

Policy HD1: Built-up Area Boundary

The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The Built-up Area Boundary is shown in Figure 6.1 below.

- Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan.
- This Policy proposes that a change is made to the BUAB to enclose a 1.47 hectare area of land at Mayflower Way allocated for housing under Policies HA1 and HA2 of the Plan as shown in figure 6.1

Policy HD3 Proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs. Proposals should provide for a mix of housing sizes and the delivery of smaller and fewer larger dwellings is encouraged. At least 25% of dwellings should meet Lifetime Housing guidelines.

- 5.10 Policy HD4 requires that materials for new development, extensions and renovations are reflective of local materials and features evident in the immediate surrounding area. Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of development where possible.
- 5.11 Policy HD5 seeks that new development should *“follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area.”*
- 5.12 Policy HD6 relates to layout and design of new housing and requires that:
- Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area.

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- Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported.
 - Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged.
 - For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves will be encouraged where appropriate to a development.

5.13 Policy HD7 relates to housing density and requires new development to be of a density appropriate for and in keeping with the setting of the immediate surrounding area.

Material Planning Considerations

5.14 Other material considerations upon which these proposals should be assessed against include the following key planning policy documents and framework.

The National Planning Policy Framework (2019)

5.15 The National Planning Policy Framework (NPPF) was adopted on the 19 February 2019 and sets out the governments planning policies for England and how these are expected to be applied. The revised NPPF sets out its fundamental objective as being that of achieving sustainable development through the planning system. Paragraph 8 sets out that in achieving sustainable development, the planning system has 3 overriding objectives which are interdependent and need to be pursued in a mutually supportive way. These objectives are as follows:

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve*

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.16 Furthermore, with regards to sustainable development, paragraph 10 states:

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

5.17 Paragraph 11 states that for decision making this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposals; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a Sufficient Supply of Homes

5.18 Paragraph 59 states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can be provided and that land with permission is developed within unnecessary delay.

Promoting healthy and safe communities

5.19 Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable healthy lifestyles.

Promoting sustainable transport

5.20 Paragraph 102 states that transport issues should be considered from the earliest stage of development proposals. Applications for development should: give priority first to pedestrian and cycle movement; address the needs of people with disabilities and reduce mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles.

Making effective use of land

5.21 Paragraph 122 states that planning decisions should support development that makes efficient use of land, taking into account: the identified need for different types of housing and other forms of

development; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and the importance of securing well-designed/ attractive/ healthy places.

- 5.22 It is especially important that developments make optimal use of the potential of each site, making sure to avoid homes being built at low densities where there is an existing or anticipated shortage of land.

Achieving well- designed places

- 5.23 The creation of high-quality buildings and places is discussed in paragraph 125. Good design is fundamental to what the planning process should achieve and is a key aspect of sustainable development. Being clear about design expectations is essential for achieving this. Planning decisions should ensure that developments:

- Will function well and add to the overall quality of the area, over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6. PLANNING CONSIDERATIONS

- 6.1 This section of the Planning Statement sets out the key planning considerations in relation to the reserved matters associated with the redevelopment of the Site, taking on board the surrounding local context and key national and local planning policy and guidance. The reserved matters that are considered under this application are as follows and are considered in full below alongside the relevant planning policy and guidance:

- Layout & Mix
- Scale
- Appearance
- Landscaping

a. Principle of Development

- 6.2 The Site benefits from Outline Planning Permission for the retention of an existing dwelling and construction of six new dwellings alongside the provision of a new access road and landscaping. The Council acknowledged under this Outline Planning Permission that the district cannot demonstrate a 3 year supply of deliverable housing sites and that the proposals would meet the three objectives of the NPPF in terms of sustainable development meeting an environmental, social and economic role by providing new housing that would contribute towards the Districts housing requirements, providing local jobs during the construction process. As such the proposed redevelopment of the site was granted.
- 6.3 The principle of redevelopment on this site for residential use is therefore supported by ADC and approved under the outline planning permission. The other matter for consideration under the Outline Planning Permission was that relating to the access road leading from Dappers Lane to serve the new housing development. This access road is maintained within the current reserved matters application proposals, however includes minor revisions to the design and layout of the turning head at the eastern end of the site providing access to Plots 4 and 6, but these changes do not affect the principles agreed within the Outline Planning Permission and associated masterplan and allow for enhanced turning and access into the driveways of each dwelling.
- 6.4 The proposals within this reserved matters application relate to the layout, appearance, scale and landscaping associated with the redevelopment of this site for housing and they adhere to the parameters defined under the Outline Planning Permission.

b. Layout & Mix

- 6.5 Local Plan Policy D SP1 seeks that development should make efficient use of land whilst reflecting the characteristics of the site and local area. The layout of the Site has been informed through discussions undertaken on the Outline Planning Application at which point a dwelling was removed from the scheme to provide plot sizes that were more reflective of local context.
- 6.6 As such, the current RMA seeks to maintain the general layout of the site in terms of position of dwellings and open space as shown indicatively on the approved masterplan. Minor revisions are proposed to the dwellings to create slightly increased separation distance between them however this serves to create an improved level of amenity and residential environment within the Site.
- 6.7 The siting of the dwellings and plot layout incorporates large rear gardens, green spaces to the side and front gardens alongside driveways all served directly from the main access road into the Site. This is well considered and creates an appropriate approach to the layout and design of this site in accordance with Local Plan Policy D SP1 and Policy H6 of the Neighbourhood Plan.
- 6.8 The dwellings all incorporate good internal layouts both spatially and functionally, meeting the space requirements set out within the National Housing Standards. The dwellings all benefit from good orientation within their plots and good levels of natural light.
- 6.9 In terms of housing mix, the NPPF seeks to deliver a wide choice of high quality homes and create sustainable, inclusive and mixed communities. Local Plan Policy H DM1 requires a broad mix of dwellings to be provided within new development particularly above 11 units and Neighbourhood Plan Policy HD3 seeks that in developments of more than 6 dwellings there should be a requirement for the applicant to demonstrate the way in which local housing need has been reflected.
- 6.10 In this instance, the RMA proposals differ slightly in terms of dwelling mix to that set out within the Outline Planning Permission as follows.

	Outline Planning Permission	RMA Scheme
3 Bedroom house	2	
4 bedroom house	4	6

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- 6.11 The RMA scheme proposes all 6 houses to become four-bedroom dwellings. This is not a significant change from the outline planning permission given only two of the dwellings were originally suggested as being three bedroom dwellings (plots 5 & 6). These were also of a size and layout that could be capable of being turned into a four-bedroom dwelling, therefore the internal changes are minimal in this respect and the external changes leading to the increase in floorspace relates to the change in the carport provision to a garage with bedroom above which provides better quality internal space. In addition, the site proposes just 6 dwellings which is below the policy threshold for a broader mix of dwellings.
- 6.12 The housing need within the district is significant and ADC have acknowledged within their recently updated Authority Monitoring Report 2016-2017 (updated February 2019) that they currently have 2.08 years housing supply with a 20% buffer. This demonstrates a significant need for housing within the district to meet their housing targets and the Site would help to meet this housing need through the provision of larger homes for which there is a recognised need identified within the Local Plan.
- 6.13 The surrounding local context, particularly within the residential estate located to the west of the Site is one that incorporates predominantly three bedroom houses and the provision of four bedroom houses on this Site would assist in creating a balance across this part of the district. The provision of smaller 1 & 2 bedroom units is also considered more appropriate on larger sites as suggested by the Local Plan and Neighbourhood Policies where a broader mix can more easily be achieved. This is demonstrated on the site to the north of Crete Nurseries which benefits from planning permission for 18 dwellings and provides a broader mix due to the higher proportion of dwellings proposed on the site. The site to the south at The Laurels, also provides a broader dwelling mix due to the higher proportion of dwellings proposed on the site.
- 6.14 It is considered therefore that an appropriate type of dwelling would be provided on the site, meeting an element of housing need in the district and reflective of the existing dwelling on site. The proposed layout is also considered to be well designed and allows for large areas of private amenity space for each dwelling, appropriate buffers adjacent to the main site boundaries and suitable access and landscaping in accordance with the principles established in Local Plan Policies HDM1, DSP1, DDM1, DDM2 and Neighbourhood Plan Policies HD3 and HD6.

c. Scale

- 6.15 The approved Outline Masterplan for the Site indicated building heights of 2 storeys for each of the dwellings which is representative of the scale and height of dwellings in the surrounding area. The plot ratio is also very similar to that within the surrounding area as demonstrated by the removal of one dwelling under the Outline Planning Permission to allow greater space around the dwellings.

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- 6.16 The scale and density of the dwellings and built form within each plot is reflective of that included within the Outline Planning Permission at 11.5dph and 20.5 including the existing dwelling. This is considered to be appropriate for the Site and compatible with the surrounding area which incorporates density ranges of 25dph and 15.9dph for the site to the north, in line with Local Plan Policy D SP1 and Neighbourhood Plan Policies HD6 & HD7.

d. Appearance

- 6.17 The design of the proposed dwellings has been carefully considered to complement the surrounding local context taking into account of their relationship with neighbouring dwellings, style and use of materials.
- 6.18 The surrounding dwellings incorporate elements of contemporary design whilst retaining the use of more traditional materials to create dwellings that are complementary to the surrounding design and style of buildings. Larger areas of glazing are proposed within the main elevations; however, this approach is balanced with the use of traditional materials and these are well designed to ensure an integrated approach to the main elevations. These elevations would also be largely screened from public vantage points through the orientation of these principal elevations so would not be overly prominent. The landscaping surrounding the plots and site itself also assist in maintaining the more rural character akin to this part of Dappers Lane.
- 6.19 The Design and Access statement provides more detailing on the appearance of the dwellings and use of materials; however, it is considered that the appearance of the dwellings is reflective of the discussions held as part of the outline planning permission and also the local character and would be in line with Policies DDM1, HD4 and HD6.

e. Landscaping

- 6.20 The Outline Planning Permission approved the principle of the residential development on the site and included an indicative masterplan as part of the approval. This masterplan incorporates a high level of landscaping across the site through the creation of large private gardens for each dwelling, good soft landscaped screening to all boundaries and landscaping adjacent to the main access road through the site. This assists in ensuring the site is responsive to its rural location, the need to preserve and enhance the natural habitat of any species and reflect the character of residential plots along this stretch of Dappers lane.
- 6.21 There is an Oak Tree on the southern side of the entrance to the site and a belt of hornbeams along the northern boundary which would be retained as well as the mature planting along the western and southern boundaries to the Site. The details of the landscape proposals are established in greater detail alongside the finer elements of landscaping for the site within the Design and Access Statement, the Landscape Plan and strategy prepared by The Horseshoe Group.

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- 6.22 It is considered that the proposed landscaping would be appropriate to this rural site and its residential context in line with the requirements of Local Plan Policies DSP1, DDM1 and ENVDM5.

7. SUMMARY AND CONCLUSION

- 7.1 This statement relates to an application for Reserved Matters associated with the construction of 6 dwellings and retention of 1 dwelling granted under Outline Planning Permission A/178/17/OUT. The matters to be considered in respect of this application are those reserved under Condition 1 of the Outline Planning Permission in relation to layout, appearance, landscaping and scale, as well as the pre-commencement conditions. The matters relating to the other conditions in the Outline Planning Permission will be dealt with under separate applications.
- 7.2 The earlier sections of this statement set out the way in which these proposed matters adhere to the principles defined within the outline planning permission and the associated approved masterplan.
- 7.3 Overall the proposals present a high-quality residential development on the edge of the main Angmering settlement that will address a current need for housing in accordance with the overarching National Planning Policy Framework. The proposed dwelling mix would address a need within the district, be reflective of and complementary to the adjacent housing typology. The scale of the proposed dwellings would also be appropriate and reflective of those dwellings in particular along this stretch of Dapper Lane and the rural location with bigger plots and large areas of private garden and landscaping.
- 7.4 The proposed appearance of the new dwellings would be more contemporary whilst incorporating materials that are more typical and traditional within this location therefore creating dwellings that are complementary to the surrounding area reflective of the principles defined in Local Plan Policy DDM1 and Neighbourhood Plan Policies HD4 and HD6
- 7.5 The Local Plan Policies and Policies contained within the Angmering Neighbourhood Plan have been considered in relation to the way in which the proposed dwellings have been developed and the proposals are considered to follow the key principles of these policies, those within the Arun Local Plan and also those set within the National Planning Policy Framework.

A1. SITE LOCATION PLAN

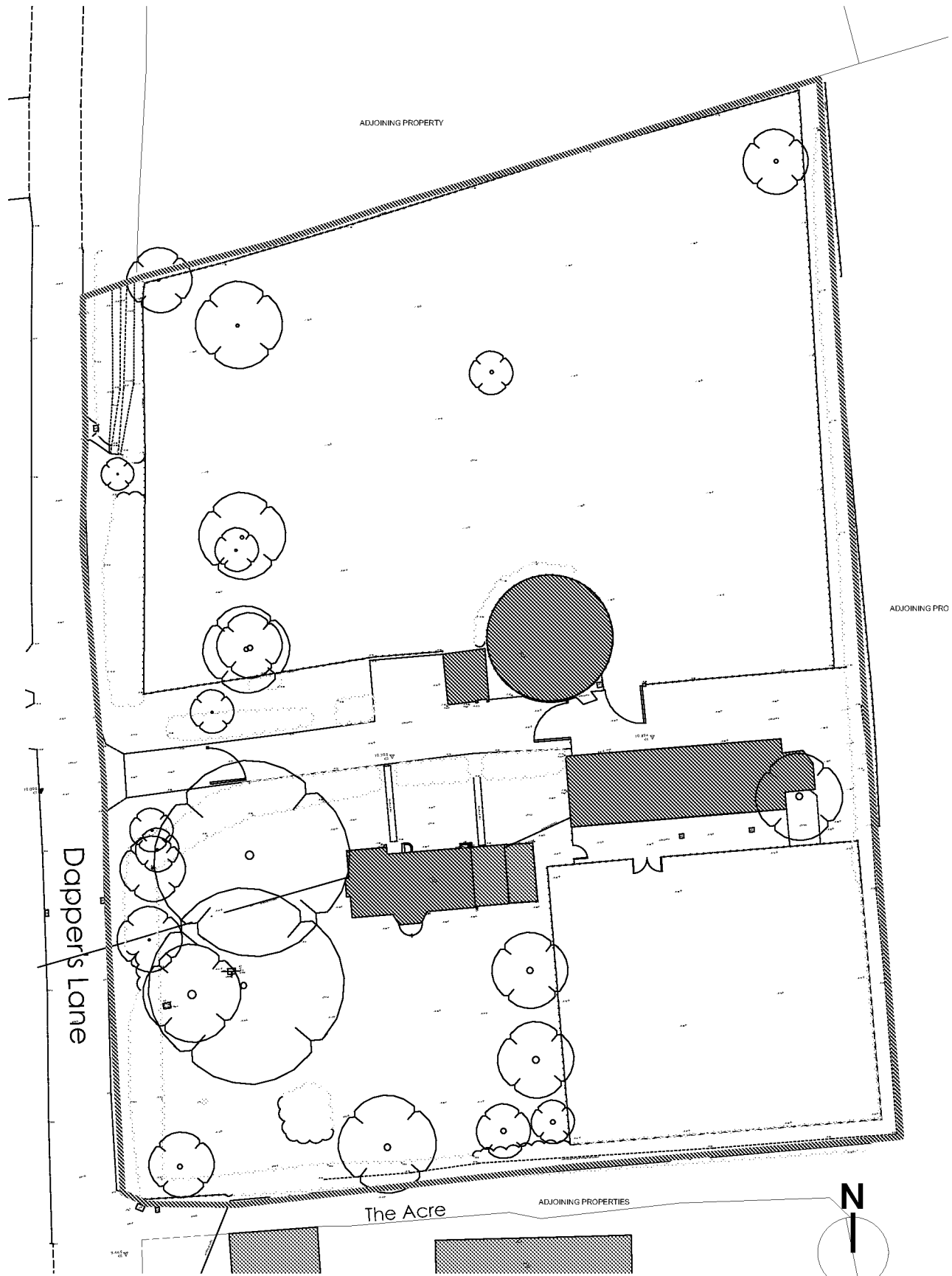


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Location Plan

0m 25m 50m 125m

Scale 1:1250



Block Plan

0m 10m 20m 50m

Scale 1:500

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Do not scale from this drawing except for Planning Application purposes
All dimensions are to be verified prior to construction
This drawing is prepared for Local Authority approval on behalf of the applicant named below and/or named on the planning or building regulation application forms and may be used for no other purpose. The copyright of the drawing and designs remains the architect's. All copies are for information only about the application; they may be used for no other purpose without the express written permission of Nye Saunders Ltd Chartered Architects.

Project
Dapper Lane
Drawing Title
Existing Location & Block Plan

Project No.	Drawing No.	Revision.	Date
19309	E101	#	Jun '19
Scale	Paper Size	Drawn By	Checked By
Multiple	A3	KC	MG

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Web: www.nyesaunders.co.uk Email: info@nyesaunders.co.uk Tel: 01483 418470

Rev	Amendments	Date
1	ARUN DISTRICT COUNCIL	

A2. OUTLINE PLANNING PERMISSION



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Application for Outline Consent
DECISION NOTICE

Application Ref: A/178/17/OUT

1 To Addressee

ECE Planning Limited
 Brooklyn Chambers
 11 Goring Road
 Worthing
 West Sussex
 BN12 4AP

2 Site Address

Crete Nursery
 Dappers Lane

 BN16 4EN

3 Description of Development

Outline application with some matters reserved for the demolition of existing outbuildings, retention of 1 No. dwelling & the erection of 6 No. dwellings. This application is a Departure from the Development Plan.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby approved shall be carried out in accordance with the following approved plans :
Location 0229-P105 revC and 0229-P118 revB
Master Plan 0229-p100 revF

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Prior to occupation of the dwellings details of any external lighting for the site shall be submitted to and approved by the Local Planning Authority and should take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The development shall proceed in accordance with the approved details and any further external lighting shall be subject to the prior permission of the Local Planning Authority.

Reason:
In the interests of protected species in the locality in accordance with policy GEN29 of Arun District Local Plan.

- 5 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto a road which could compromise highway safety in accordance with the NPPF.

- 6 No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of road safety in accordance with the NPPF. It is considered necessary for this to be a pre-commencement condition because without the details being agreed construction traffic and works could compromise highway safety .

- 7 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Dappers Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with the NPPF.

- 8 No part of the development shall be first occupied until a footway serving the development has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority in consultation with West Sussex County Council.

Reason: In the interests of highway safety and the amenities of the area in accordance with Arun District Local Plan policy GEN7 and the National Planning Policy Framework.

- 9 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
- The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.
- Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.
- No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
- Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.
- 10 The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSSC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.
- Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.
- Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.
- 11 Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.
- Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 12 Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.

- 13 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

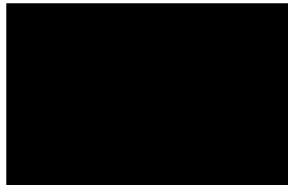
INFORMATIVE: There is a confirmed bat roost within the main building onsite, in the current proposals the main building is being retained and untouched. However if this changes a mitigation strategy will required along with a Natural Protected Species Licence.

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INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The use of a sewage treatment plant/septic tank for the disposal of foul sewerage will need to be agreed with the Environment Agency.



Group Head of Planning

Case Officer: Mrs A Gardner

Date of Decision:

17 January 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the