

Housing Density

- 6.20 Paragraph 47 of the NPPF refers to the need for local planning authorities to set out their own approach to housing density reflecting local circumstance.
- 6.21 As with design, layout, and materials, the density of the built form can have a significant impact on the overall setting of a settlement. Angmering has seen a range of densities of residential development over recent decades and this has come to create the settlement as it is today.
- 6.22 The community considers it important to ensure that the density of development is sympathetic in terms of its proposed location and in keeping with its surroundings. It does not wish to be unnecessarily prescriptive about densities but it does wish to ensure that development is in keeping with that in the surrounding area and fits in seamlessly with the existing settlement and surrounding landscape.
- 6.23 The “Angmering Density Survey” provides historic evidence of the density in different areas throughout **the Plan** area.
- 6.24 Typically it shows Angmering to have higher densities in areas with good access to public transport and services or in more central locations, with densities falling as one moves out towards the open countryside as a result of historical planning issues.
- 6.25 There is no arbitrary or fixed definition of the ‘immediate surrounding area’ of a development. This is a judgment based on the existing streetscape and the potential impact that the new built form will have on the amenity of existing buildings and landscape setting outside the built-up area boundary.
- 6.26 Guidance on past densities achieved in Angmering is provided in the Angmering Density Survey.

HD7: Housing Density

New development, where applicable, should meet the following density requirements.

- Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area.
- New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding built form or landscape.

Parking for New Developments

- 6.27 This policy responds to the community’s concerns that recent new housing development has not made sufficient provision for car parking spaces. This has been demonstrated in the higher than average car ownership by residents in the Bramley Green estate when compared to the rest of Angmering.

HD8: Parking for New Developments

The Plan supports the WSCC parking standards and encourages all new development to follow them.