

Supplemental Planning Statement

Land South of Water Lane, Angmering, BN16 4EP

Reserved Matters pursuant to Outline Planning Permission ref: A/99/17/OUT



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WHERE QUALITY LIVES

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1. INTRODUCTION

Planning Application

This Planning Statement has been prepared by Barratt David Wilson Homes (the Applicant) to support the submission of Reserved Matters as follows:

***RESERVED MATTERS APPROVAL PURSUANT TO CONDITION 1 OF PLANNING PERMISSION
A/99/17/OUT FOR 175 DWELLINGS AND ASSOCIATED INFRASTRUCTURE***

This submission comprises details pertaining to the 'Reserved Matters' i.e.:

- Appearance;
- Landscaping;
- Layout;
- and Scale

This Planning Statement should be read in conjunction with the following supporting documentation, which is consistent with provisions of the Arun District Council List of Planning Applications Requirements:

Document Title	Author
Planning Drawings	AAP
Long Sections	ALP Consulting
Design Statement	AAP
Landscape Masterplan	JBA
Drainage Statement	ALP
Drainage Strategy	ALP
Engineering Layout	ALP
Transport Statement	ALP
Tracking Drawings	ALP

Information to discharge planning conditions is submitted under separate cover.

This Planning Statement supersedes the Statement submitted as part of the original Reserved Matters submission in July 2020. Post submission, a number of comments were made by Officers necessitating amendments to the submission. Accordingly, this report summarises those amendments.

2. PLANNING HISTORY

Outline planning permission was granted on 12 March 2019 for:

Outline application with some matters reserved (access only) for development up to 175.no residential dwellings, public open space, play areas with associated infrastructure including roads, drainage and landscaping. This application affects the character and appearance of Angmering Conservation Area and the setting of Listed Buildings.

The planning permission, A/99/17/OUT, includes 33.no planning conditions of which 17.no require the submission of details prior to the commencement of development.

Condition 4 relates to the approval of parameters plans (Appendix A) as follows:

- 1911-P01 Rev. B Location Plan
- 1911/P02 Rev. I Parameter Plans - Land Use and Building Heights
- ITB9105-GA-022 Rev. A Proposed Site Access - Land South of Water Lane

Angmering North

The site is part of a wider strategic allocation for land north of Water Lane, Angmering.

Land north of Water Lane comprised outline planning permission for up to 525 new residential dwellings, employment land and associated infrastructure on 27 August 2019, reference: A/40/18/OUT.

Manor Nursery

South of the site and south of High Street, on land comprising a former nursery, permission has been granted for the development of 32.no residential dwellings and associated infrastructure (ref: A/51/14/OUT and A/38/18/RES). The Manor Nursery development is accessed via High Street.

Development for this site needs to commence before 13 December 2020 and as such, an application is currently pending determination to discharge the pre-commencement planning conditions.

3. SITE AND SURROUNDS

The site is located 800m east of Angmering village centre and comprises 9Ha of agricultural land. The site forms part of the wider 'Angmering North' strategic residential allocation for 800 new homes. The site in question benefits from outline planning permission for up to 175 new residential units and associated infrastructure.



Figure 1. Site Location Plan

The site is located south of Water Lane and west of the A280 and comprises two development parcels which will be linked by road. Access is currently gained from the west via Weavers Hill and from the south off High Street.

The site gently slopes to the north towards Water Lane and the northernmost part of the site is within Flood Zones 2 and 3.

There are no designated heritage assets within the site but the site abuts a number of Grade II Listed buildings as well as Angmering Conservation Area to the southwest. Vegetation along the boundaries to these heritage assets is somewhat sparse in places but where possible it is intended to retain existing vegetation around the perimeter of the site including numerous TPO trees.

4. SUMMARY OF PROPOSALS

This submission of Reserved Matters for 175 residential units comprises details pertaining to:

- Scale of development;
- Layout of development;
- External Appearance;
- Landscaping.

Scale of Development

The proposed development is for all 175 residential units permitted by the outline planning permission:

	OPEN MARKET	AFFORDABLE	TOTAL (%)
1 BEDROOM		17	17(10%)
2 BEDROOM	15	20	35 (20%)
3 BEDROOM	65	13	78 (44%)
4 BEDROOM	42	3	45 (26%)
TOTAL	122	53	

In accordance with the approved parameters plans, the development comprises one and two storey properties with a single apartment block at two storey in the north-eastern corner of the development site.

The scale of the proposed development is explained in more detail as part of the Design Statement submitted in support of the planning application.

Layout of Development

The layout of the development is informed by the parameters plans approved as part of the outline planning permission. As such developable area, density and access through the development is informed by the original Design and Access Statement and the layout as proposed has evolved through consideration of those site constraints and opportunities.

External Appearance

The external appearance of the development is described in more detail as part of the submitted Design Statement and as part of the streetscene plans. Great care has been taken to ensure that the proposals respond positively to the setting and the character and appearance of the locality and do not detract from the surrounding heritage assets or Conservation Area.

Separate design meetings have been held with Officers and the Advisory Panel to discuss the elevational treatments and external appearance of the dwellings and those details are reflected in the streetscenes as submitted.

Landscaping

This landscape-led development is informed by plans and documents approved at outline stage and as such extensive landscaping is proposed throughout the site. Proposed landscaping is explained in more detail as part of the submitted Landscape Strategy.

5. PLANNING POLICY

The Development Plan

The Development Plan comprises the Arun District Local Plan 2011 – 2031.

The National Planning Policy Framework (July 2018) is a material consideration in the determination of all planning submissions and in this instance due regard has been given to those policies pertinent to design only. Matters relating to the principle of development were considered at outline stage prior to the grant of outline planning permission.

Limited regard has been given to the Angmering Neighbourhood Plan (2014). The Plan became part of the Development Plan more than 2 years ago so, in accordance with paragraph 14 of the NPPF, the presumption in favour of sustainable development (at paragraph 11(d)) is triggered by the omission of a five year housing land supply (2019 Annual Monitoring Report). Furthermore, the grant of outline planning permission in 2019 post-dated the Neighbourhood Plan by a number of years.

Arun Council has published a draft Design Guide, consultation on which took place in early 2020. Adoption is anticipated in late 2020, likely after the approval of Reserved Matters. Nonetheless, the Reserved Matters layout has been considered in the context of the draft Design Guide and also the National Design Guide which was adopted earlier this year.

The adopted National Design Guide sets out the Ten Characteristics for a Well Designed Place comprising 'context, identity, built form, movement nature, public spaces, uses, homes and buildings, resources and lifespan'. Each of these characteristics is described in detail as part of the submitted Design Statement.

6. PRE-APPLICATION RESPONSE

A full pre-application response was issued on 23 April 2020, commenting on the proposals as presented to Officers. A summary of those comments from Officers is provided below (ADC) alongside an explanation of how the proposals have been amended and/or updated:

Principle of Development

As confirmed by the pre-application response, the principle of residential development is established by virtue of outline planning permission (A/99/17/OUT) for 175 residential dwellings, granted on 12 March 2019.

Design – Layout

ADC - Concern raised by Officers about the lack of detail pertaining to surface water drainage features submit as part of the pre-application proposals.

When submitted for pre-application, the surface water drainage strategy was still being prepared and that suite of information (which is now submitted in support of the Reserved Matters proposals and drainage planning conditions) was not available. Details pertaining to surface water have evolved in consultation with appropriate Drainage Officers and the submission now covers both foul and surface water drainage.

ADC - Comments made about the sense of arrival at the entrance to the site and reference made to the Courtwick Lane development

Barratt David Wilson and AAP (the architect for these proposals) were responsible for the Courtwick Lane development and have given due regard to these proposals. The submitted streetscenes and Design Statement explain the entrance to the site in more detail, utilising the open space and appropriate corner turning properties to provide articulation and detail at the entrance to the site.

Density and Building Heights

ADC - Concern raised (during the presentation to Angmering Advisory Panel) that the apartment block in the north-eastern corner of the site is 3 storeys, contrary to the parameters plan which stipulated a maximum 2.5 storeys.

Character Areas

ADC - The pre-application response stated that 'not all of the details' contained within the approved Design and Access Statement approved have been carried through to the Reserved Matters submission.

Condition 6 on the outline planning permission states that (our emphasis) the '*development hereby permitted shall not be carried out except in general accordance with the principles set out in the Design and Access Statement incorporating Design Guidance dated May 2017*'.

Given the wording of the condition, it is not necessary to replicate the approved Design and Access Statement however the proposals are certainly in broad accordance with the approved document, as explained in more detail as part of the submitted Design Statement.

Access and Movement

ADC - The pre-application response asks for clarification in regards to the submission strategy for the bridge and residential element of the proposals.

The bridge Reserved Matters is submitted separately but details of the bridge are shown indicatively on the Reserved Matters residential submission in order to demonstrate that the scheme provides necessary connectivity. The rationale behind this is to enable the formal highways approvals (Section 38 and 278) to progress more swiftly and not prevent the construction of the bridge once Reserved Matters is approved.

Concerning parking, the proposal accords with the requirements of the Arun parking standards 2020 and have been discussed with County Highways as part of a formal pre-application process.

Neighbouring Amenity

ADC - The pre-application response queried the relationship between the proposed dwellings and surrounding residential properties

Care has been taken to provide separation between those dwellings that exist around the periphery of the site and the new dwellings as proposed. Additional planting is proposed to help provide additional screening (both visual and acoustic) to existing properties, this will similarly provide appropriate screening to heritage assets around the site.

ADC - The pre-application response requested information pertaining to National Space Standards. The proposed dwellings are all Nationally Described Space Standards compliant as set out in the submitted schedule of accommodation.

Affordable Housing

ADC - The pre-application response requested additional one bedroom affordable units. The mix has duly been amended as follows:

	As Submitted for Pre-App	Requested by Housing Officer	Submitted for Reserved Matters
1 bedroom	14	20	17
2 bedroom	26	20	20
3 bedroom	10	10	13
4 bedroom	3	3	3
TOTAL	53	53	53

The proposed affordable mix therefore provides a greater number of one bedroom units in accordance with the request of the Housing Officer.

In regards to open market mix, the 2012 SHMA and subsequent 2016 Update confirmed that market housing has a greater need for 3+ bedroom dwellings (as confirmed by the pre-application response). Angmering is an appropriate location for family sized dwellings and the proposed mix reflects this need and is weighted towards three bedroom properties. A higher percentage of four bedroom dwellings is also proposed but considered entirely appropriate given that people are increasingly seeking to work from home and utilise spare bedrooms for home office use.

The proposed development comprises detached, semi-detached and a reduced number of terraced properties and the resultant mix, as acknowledged by the pre-application response, provides a range of dwelling sizes reflective of the locality.

Listed Buildings

ADC - The pre-application response reiterates that a landscaped 'green buffer' is required.

The Reserved Matters are supported by an updated Heritage Compliance Statement which builds upon the document approved at outline stage. The report concludes that the proposed mitigation and design measures, including landscaping and planting buffers, provide appropriate transition between the proposals and the heritage assets. Overall the impact on heritage assets is deemed to be 'very minor' and no more significant than as approved at outline.

Protected Trees

The pre-application response states that Condition 7 (on the outline planning permission) requires the submission of information pertaining to trees.

The Reserved Matters are supported by a suite of information relating to trees and as such where feasible existing trees around the site are retained. It is the intention of Barratt David Wilson to install tree protection fencing at the earliest opportunity in order to protect root protection zones and welcome discussion with ADC tree officers as part of the consideration of the Reserved Matters.

Open Space Provision

ADC - The pre-application response stipulates that 3Ha of open space should be provided in line with the outline planning permission and associated illustrative Masterplan including a minimum 1.2Ha usable open space.

It should be noted that the illustrative Masterplan refers to 2.4Ha of open space including 'open space used for sustainable drainage'. The Reserved Matters provides a total of 3.4Ha of open space including open space used for sustainable drainage, exceeding that of the original plan.

The proposals provide four Local Areas of Play (LAPs) and one Locally Equipped Area for Play (LEAP). In order to maximise the areas of play provided, the proposals combine four LAPs and the LEAP to create a 'Super LEAP' (1,000sqm+) in the central green space to provide an attractive and extensive area of play for the local community. Alongside this, a separate southern and western LAP are also proposed (100sqm+ each).

Biodiversity

ADC - The pre-application response referred to the requirement for a Schedule of Works in respect of ecology. A Schedule of Works will be submitted to discharge planning condition no.10 in due course.

Archaeology

ADC - The pre-application response referred to the implementation of a programme of archaeological works in accordance with a Witten Scheme of Investigation. The Archaeological Written Scheme of Investigation pursuant to Condition 27 was approved on 06 April 2020 (ref: A/28/20/DOC).

Landscaping

ADC - The pre-application response confirmed that a landscape scheme will be required and queries the landscape buffers around the site.

The proposed development is supported by a Landscape Masterplan, detailed landscaping and open space hard and soft landscaping drawings and a Strategy Booklet. The residential development proposed provides significant landscape buffers, comprising native trees and evergreen species along most boundaries. By way of example, the buffers along the western boundary of the larger parcel of development are 2.5m in width and the boundary between the site and A280 is circa 8m plus the additional proposed landscaping.

Environmental Health

ADC - The pre-application response refers to the need to submit a Construction Management Plan (condition 21) and noise assessment (Condition 9) of the outline planning permission. The response also refers to the need to submit contamination assessments (Conditions 29, 30 and 31), details pertaining to electric vehicle charging (Condition 32) and also a lighting scheme (Condition 33).

The Reserved Matters submission be followed by details to discharge the numerous pre-commencement planning conditions.

The Construction Management Plan (CMP) is an important document and will set out measures to ensure the safe and efficient development of the site including construction routing, details to prevent mud on the roads and where the compound will be located. The CMP will also propose that access is obtained from the south of the site to better facilitate construction of the bridge. Utilising High Street as a construction access during the bridge construction will help limit the highways impact on Water Lane.

Technical consultants are instructed to prepare Phase 1 reports for contamination and electric vehicle charging and lighting is considered as part of the emerging proposals, details of which will be supplied specific to the planning conditions.

7. POST SUBMISSION CONSULTATION

Summary of Post- Submission Discussion with Officers and Barratt David Wilson (BDW) Response

15.9.20 – Officers raise concern about three-storey apartment block and request reduction in height. Officers also request reduced front parking or enhanced landscaping between parking and changes to cladding along The Avenue.

BDW – Issue email to Officers confirming what amendments will be made following extensive discussion, this includes reviewing the apartment block, landscaping and alterations to cladding. Alternative sketches for the northern crescent are issued for comment on 17.9.20 and 24.9.20.

23.9.20 – Officers request alternative design for apartment block.

25.9.20 – Officers request a crescent at the north of the site to provide a ‘sense of arrival’, request one fewer unit in the western parcel and request changes to the southernmost turning head adjacent to the Spotted Cow.

BDW – Revised plans submitted responding to all requests. Properties fronting the access rotated to be front-facing, road moved and curved to face the entrance and a new pair of *cranked* housetypes added as requested by Officers.

28.9.20 – Officers confirm that the revisions help to create a sense of arrival at the entrance to the development and changes to the cladding deliver the contemporary appearance sought by Officers. Officers request a ‘Sussex Barn’ style for the apartment block and request that it is reduced to 2.5 storeys.

29.9.20 – Officers circulate an image of a Sussex Barn on which to style the apartment

BDW – Issue plans of a Sussex barn style apartment at two storeys. Officers confirm that the revised apartment is ‘great’.

2.10.20 – Officers comment on the layout at the centre of the site (north of the open space) and request that an additional road is included to allow a more uniformed layout.

BDW – Proposed amendments issued to Officers including alternative central area with added road and revised streetscenes showing layout fronting onto Black Ditch

14.10.20 – Officers request redesign of northern parcel, asking that a terrace be rotated to front onto the Black Ditch. Also request amenity space for apartment is shifted to the rear.

BDW – revised layout submitted, showing the terrace fronting directly onto Black Ditch. Prior to this, the dwellings fronting onto the ditch were corner turners with an active side elevation.

16.10.20 – Officers circulate a sketch with a different layout over the Black Ditch, comprising a crescent and new additional road

BDW – The revised layout is not feasible as a consequence of the pumping station, deviation from the approved parameters plans on which the engineering is based and Design and Access Statement. The layout as now submitted responds to the requirements of both approved and draft design guidance and provides the requisite semi-rural edge with front facing units onto the Black Ditch.

Summary of comments from Statutory Consultees and BDW Response

The discharge of planning conditions and consideration of comments (in respect of which) is undertaken separately.

Southern Water (29.09.2020)

Reference to existing water main traversing part of the site and state that Southern Water will not permit construction within the water main easement.

BDW - The scheme is proposing to relocate the water main into the highway. The applicant will liaise as appropriate with Southern Water throughout this process.

Adur and Worthing Drainage (28.09.20)

The Drainage Officer raised a number of queries which overlap with the discharge of drainage planning conditions.

BDW - A meeting to review the drainage submissions is scheduled for late October 2020 to ensure all matters are duly considered and the BDW drainage engineer will continue to liaise with the Drainage Officer to secure the discharge of drainage conditions.

Housing Officer (02.09.20)

The Housing Officer confirmed that the percentage (30%) and split (50:50) of affordable housing is acceptable but requested a different mix to provide a more varied tenure across the development.

BDW - The mix has been reviewed and tabled with the Housing Officer and is now similarly weighted slightly towards affordable rented units as follows:

	Housing Officer			Proposed Revisions		
	Rented	Shared Ownership	Total	Rented	Shared Ownership	Total
1 bedroom	8	8	16	11	6	17
2 bedroom	12	8	20	10	10	20
3 bedroom	6	8	14	5	8	13
4 bedroom	1	2	3	1	2	3
Total	27	26	53	27	26	53

An updated plan is submitted to show the distribution of affordable housing dwellings across the site, showing that dwellings are well dispersed in terms of shared ownership and affordable rented tenures

Environment Agency (4.9.20)

No objection, condition recommended.

ADC Conservation Officer (4.9.20)

The ADC Conservation Officer confirmed that harm is 'less than substantial' but raised concerns about views from Avenals Farm, Weavers Hill and the Spotted Cow Pub and a requirement for additional landscape screening.

BDW – The revised plans amend the boundary to Avenals Farm, proposing a hedgerow buffer fronting Avenals Farm with a close board fencing on the side of the proposed dwellings. The boundary to Weavers Hill retains as much existing vegetation as is feasible providing a considerable buffer to the proposed development.

Additional planting is proposed to supplement this landscape-led development, particularly along the southern boundary of the site adjacent to the Spotted Cow to supplement existing vegetation in the form of a large leylandii hedgerow. This planting has been discussed with the Council Greenspace Officer.

Angmering Parish Council (3.9.20)

The Parish Council objects to the Reserved Matters on the grounds of height, design and density. The Parish consider that the open space should comprise a 'village green' and that the land around the Black Ditch is unsuitable for recreational use. The Parish raise comments in regards to drainage and refer to the tree buffer on the eastern edge, referring to the requirement 'for a 10m buffer'.

In regards to subsequent density comments (10.9.20), the Parish Council refer to their 2014 Neighbourhood Plan and the draft Design Guide.

BDW – The height, design and layout of the proposals are in keeping with the parameters plans and Design and Access Statement. Notwithstanding this, changes have been made to the proposals and the apartment block is now two storey in height and 10.4m i.e. well below the parameters plans and of a more rural appearance to sit more appropriately in the surrounding character.

The open space is designed as a 'village green' and is referred to as such in the submitted landscape material, providing high quality timber play equipment and open space for future residents. It is not intended to use the land around Black Ditch for recreational use. The parameters plans refer to a 5.5m – 9.5m vegetation buffer along the eastern edge of the site, as shown on the submitted plans, this is in addition to the extensive highway verge along the A280.

In regards to density, the proposed density accords with approved parameters plans and the DAS both of which post-date the Neighbourhood Plan. The density of the westernmost parcel, to which questions were raised by Officers, is less than the Illustrative Masterplan. The proposed scheme comprises 27.no properties within this parcel of which 15.no are located in the northern half, whereas the Illustrative Masterplan proposed 28.no dwellings with 20 properties in the northern half.

WSCC Highways (11.08.20)

Requested changes to highways widths, verges, visibility splays and commented on the access to Weavers Hill.

BDW – Necessary amendments to the highways are incorporated into the revised plans. In regards to the cycle link, Officers agreed that the route onto Weavers Hill should be shared between cyclists and pedestrians and that a condition to secure signage would be appropriate.

South Downs National Park (16.10.20)

The consultation response confirms that the site is located outside of the National Park but raises objection and refers back to their opposition to the original outline planning application and subsequently approved parameters plans and lack of engagement in the design process.

BDW – The proposals have been presented to the Angmering Advisory Panel, comprising key Angmering stakeholders, on a number of occasions both pre and post submission. The Panel does not appear to be attended by the Parks Authority.

The scheme is based upon the requirements of the approved Design and Access Statement, parameters plans (which specify the developable area and building heights) and is supported by a Landscape Visual Impact Appraisal. The principle of development is established by virtue of the outline planning permission and the proposals are well within the specified parameters.

Notwithstanding this, the proposed amendments are considered to respond to any perceived visual impact by reducing the height of the apartment block in the north east corner of the site to 10.4m (to ridge), well below the 12m specified by the parameters plans. In addition the northernmost edge of the development has been revised to provide a better sense of arrival and to relate to the proposed SuDS and Black Ditch in response to draft design guidance. The result is a high quality landscape-led development, of a character in keeping with the village of Angmering.

ADC Greenspace (27.08.20)

The Greenspace Officer requested that amendments be made to the scheme comprising additional tree planting (particularly around the Spotted Cow), further detail about the usability of the LAPs, revisions to the LEAP including the use of robust timber only material, further detail of the kick about areas and queries about the SUDs.

BDW – The BDW Landscape Architect has liaised directly with ADC Greenspace Officer to agree revisions to the proposals to respond to all concerns. Accordingly additional planting is now proposed across the site but particularly along the frontage with the Spotted Cow.

Further detail has been provided on the play areas including supplementary play equipment to ensure that the LEAP is suitably challenging and exciting for new residents. The play equipment is also timber only, as requested by the Greenspace Officer.

Sussex Policy Secure by Design (19.08.20)

The SBD Officer confirmed that they have ‘no major concerns with the proposals’, that it provides active frontages and natural surveillance but that additional measures ‘should be considered’ such as ground planting no higher than 1m.

BDW – The scheme and associated revisions give due regard to the Guidance as set out by Secure by Design.

Sport England (09.08.20)

Proposed development does not fall within Sport England statutory remit.

Highways England (14.08.20)

No comments on the Reserved Matters.

Environment Officer (12.08.20)

The Environment Officer is satisfied that the information in relation to landscaping is both ‘suitable and sufficient’ for the site.

West Sussex Fire and Rescue (07.08.20)

Request a condition in relation to fire hydrants.

BDW – a condition relating to hydrants is already listed on the outline planning permission (Condition 15) and will be discharged prior to the commencement of development.

8. SUMMARY AND CONCLUSION

This Reserved Matters submission comprises the submission of details pursuant to outline planning permission A/99/17/OUT. The proposals will deliver 175 new homes and 30% affordable housing as well as significant open space and landscaping.

The revised submission has sought to address comments from Officers and Statutory Consultees in order to propose a landscape-led development that is in keeping with both national and local planning policies and the draft Arun District Council Design Guide:

- **Sense of arrival** – Properties re-orientated at the north of the site to front onto the Black Ditch and towards the entrance to the development;
- **Landscape-led development** – this is achieved with, inter alia, extensive landscaping along the northern edge and Black Ditch (retained) as well as significant landscape planting around the periphery of the site;
- **Rural edge** – the properties fronting onto the Black Ditch i.e. the apartment block and detached and rotated dwellings with enhanced fenestration, help to provide a semi-rural edge as per the Design and Access Statement and draft Design Guidance;
- Alterations to the **apartment building** comprising a significant reduction in height and amendments to appearance to emulate a Sussex Barn;
- Revisions to the **affordable housing mix** and redistribution of plots;
- **Plots 143 – 146** repositioned to frame the SuDS;
- Orange brick and blue **cladding** along The Avenue replaced with contemporary white cladding as requested;
- One dwelling removed from western parcel and relocated to eastern parcel as requested;
- Additional **landscaping** proposed throughout the development and reduce front parking;
- Revisions to the **turning head** at the south of the site and supplementary planting.

Information to discharge conditions will continue to be considered under separate cover, as will the submission relating to the bridge over Black Ditch. A further reserved matters submission relating to a culvert (as an alternative to the bridge) will be submitted shortly and will hopefully supersede the bridge submission.

Taking into consideration the positive changes that have been made to respond to Officers and Statutory Consultees, it is considered that the proposed scheme accords with planning policy and guidance and would actively complement the village of Angmering. It is therefore respectfully requested that the Reserved Matters is granted without delay.