

Report following a request for further information, negotiations or consultation

REF NO: A/109/20/RES

LOCATION: Land South of Water Lane
Angmering

PROPOSAL: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

DEVELOPMENT CONTROL COMMITTEE 6th JANUARY 2021

This Committee deferred the application so that there could be further consideration of the proposals by the Angmering Advisory Group. Committee members in their discussion made comments on drainage scheme, the construction management plan, density and the further consideration of views from the South Downs National Park.

ANGMERING ADVISORY GROUP

A meeting of the Angmering Advisory Group is due to take place on the 26th January, which will consider the issues raised in the discussion and reasons for deferral, the outcome of which will be reported in a Report Update.

REPORT UPDATE

Application No: A/109/20/RES

Reason for the Update / Changes

Updated consultee comments received as follows:

HIGHWAYS ENGLAND:

No objection to the revised plans.

Officers Comment:

Noted.

LOCAL HIGHWAY AUTHORITY:

No objection to the revised plans.

The carriageway width and alignment of that length of road from where the visitor parking bays have been removed (along the eastern landscape buffer) could accommodate on-street parking without this resulting in an obstruction or parking on the footway.

Officers Comment:

Noted.

WSCC MINERALS & WASTE PLANNING AUTHORITY:

No objection to the revised plans

Officers Comment:

Noted.

SOUTHERN WATER

No objection.

Officers Comment:

Noted.

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA):

Object.

- The only change that has been made is to reduce the height of the apartment block by 1.6 metres (i.e. the building is now proposed to be 10.4 metres high to the ridgeline).
- No consideration is given to the impact of development on the setting of the National Park.
- The site acts as a rural buffer and makes a positive contribution to the setting of the National Park.
- The proposed buffer along the eastern boundary is of poor quality.
- The revised Landscaping Masterplan is predominantly urban in character.
- Full details of any external lighting should be secured by condition.
- The removal of permitted development rights in respect of rooflights would be welcomed.

Officers Comment:

- The apartment building has been reduced in height and its appearance has changed considerably.
- the impact on the setting of the National Park is set out in the Officers Report.
- The site currently acts as a rural buffer, but it is an allocated strategic site in the adopted Local Plan and

it has outline planning permission for residential development.

- The eastern landscape buffer is a minimum of 5.5 metres wide and increases up to 9.0 metres in places and it includes the planting of native species.
- The revised Landscaping Masterplan is characteristic of a residential development on the edge of Angmering.
- Lighting details would be secured by conditions imposed on the outline planning permission.
- There is a condition proposed that would remove permitted development rights across the residential development; apartment buildings do not have permitted development rights.

ADC ARBORICULTURE:

No objection.

The proposals are supported by a comprehensive arboricultural assessment and provision of adequate protection plans and methodology which should be conditioned.

Condition:

"Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plans, dwg nos. JBA 19/283 TPO1, JBA 19/283 TPO2, JBA 19/283 TPO3, - Rev B.

All activity at the site is to be carried out in strict accordance with the Arboricultural Method Statement, JBA 19/283 AR02 Rev B, 13 November 2020. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Any tree pruning considered essential to enable the agreed development or subsequently agreed with the local planning authority Tree Officer, must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with Policy ENV DM4 of the Arun Local Plan".

Officers Comment:

Noted. The condition is considered to be necessary and is recommended to be imposed.

ANGMERING PARISH COUNCIL

1. Non-Compliance with the Parameter Plan

- Removal of Weavers Hill Emergency Access

The Parish Council insists on the re-instatement of the emergency access road as shown in the Parameter Plans.

- Removal of Landscape Buffer

The southern landscape buffer shown in the approved Parameter Plan between the start of the development and the Conservation Area has been removed.

2. Heritage Compliance Statements

The removal of the southern landscape buffer has gone unnoticed by the updated Heritage Compliance Statements. The conclusions in these Statements should be considered unreliable.

3. Building Design

The proposed materials do not reflect the adjacent Conservation Area and listed buildings which are predominantly brick and flint. Real flint should be used and not flint panels.

- Light Pollution

The velux windows in the apartment building would result in uncontrolled light spillage next to the National Park. A condition should be imposed to remove Permitted Development rights for future rooflights and upward extensions.

4. Site Layout and Density

The density of "less than 35dph" reflects Local Service or Suburban Centres and not the site's rural setting in the north of the village on the edge of the settlement.

5. Site Layout and Open Spaces

The latest proposed changes to the site layout have done nothing to address any of the Parish Council's previous issues.

6. Site Drainage

There continues to be insufficient information to establish whether there is adequate space for surface water drainage on the proposed site layout or that the eventual solution will meet Policy requirements.

7. Southern Water Comment

In the email of 15th December 2020 "Southern Water would not recommend approval of layout, until the applicant demonstrates that the stand-off distance from the public water distribution main is to be maintained. The comments in our response dated 29/09/2020 remain unchanged and valid."

8. Parameter Plan: Eastern Landscape Buffer with the South Downs National Park

The Landscape and Visual Impact Assessment submitted with the reserved matters application confirms that the existing vegetation will not limit "any views from the South Downs National Park to glimpses of roofs over the existing vegetation. The applicant should increase the eastern landscape buffer to (at least) 15 metres.

9. Impact of the development on the South Downs National Park

The applicant has made no attempt to engage with the South Downs National Park Authority (SDNPA) and has not responded to the concerns and suggestions made by the SDNPA. The proposed site layout and landscape boundary treatment will result in views of the development and have an impact upon the setting of the national park.

Officers Comment:

1. Non-Compliance with the Parameter Plan

The reserved matters accord with the outline planning permission.

- Removal of Weavers Hill Emergency Access

An emergency access is proposed onto Weavers Hill and this will be accessible to ambulances and police cars. This has been tracked to ensure usability. Larger fire trucks would access from Water Lane or via the other emergency access from High Street and then use the internal estate road into the

western parcel. The turning head has been tracked for fire trucks. This is logical given the location of the closest fire stations and means trucks would not have to use Weavers Hill or necessitate further widening which would result in the removal of part of the flint wall on Weavers Hill.

- Removal of Landscape Buffer

Housing is now shown in the area behind the Spotted Cow Public House which was shown as open space on the approved Parameter Plan; however, the loss of this open space has been compensated for by the provision of an area of open space immediately north of the attenuation basin on land that was identified for housing in the approved Parameters Plan. In addition, extensive landscaping is proposed around the entire application site to the satisfaction of ADC Greenspace and the ADC Conservation Officer and this has been supplemented throughout the planning application process to provide further screening.

2. Heritage Compliance Statements

The Heritage Statement and Supplemental Update consider all matters pertaining to heritage and this has been discussed at length with the ADC Conservation Officer. Landscaping has been enhanced throughout the submission process and additional planting is proposed adjacent to the Spotted Cow Public House taking account of the easement in that area, along the western boundary with Avenals Farm and also the eastern buffer is a minimum of 5.5m as per the parameters plan.

3. Building Design

A variety of materials are proposed as per the Character Areas. Those comprise flint, brick and boarding and buildings that occupy key areas i.e. at corners are all dual-fronted to ensure that all frontages have articulation and respond to the character of the setting. The apartment building is sited well away from the Conservation Area and has been extensively changed following negotiations.

- Light Pollution

Apartments do not benefit from permitted development rights, planning permission would be required for any future alterations. The apartment building would be only 2 storeys high and it would be partly screened from view by the landscaping along the northern boundary of the site.

4. Site Layout and Density

With regards to density, the proposed development accords with the parameters plans approved at the outline planning stage. The principle of development was established on this site with the granting of the outline planning permission.

5. Site Layout and Open Spaces

ADC Greenspace was consulted throughout the application process and is satisfied that the proposals are acceptable in terms of site layout and the open space provision.

6. Site Drainage

In regards to drainage, there is adequate space for surface water drainage and the ADC Drainage Engineers and the Lead Local Flood Authority have accepted the proposed drainage strategy as required for the reserved matters submission. The detail of the drainage strategy (surface water and foul) will be agreed as part of the discharge of detailed drainage conditions.

7. Southern Water Comment

Southern Water removed their objection on 18th December 2020. A diversion application to re-locate the mains pipe into the site's internal roads is pending.

8. Parameter Plan: Eastern Landscape Buffer with the South Downs National Park

With regards to the eastern landscape buffer, the proposed layout retains a minimum buffer of 5.5 metres as per the requirements of the parameters plans.

9. Impact of the development on the South Downs National Park

The reserved matters submission was supported by a new Landscape Visual Impact Assessment (LVIA) which was based on the proposed layout and building heights. The 2017 LVIA is not listed on the outline decision notice. The new LVIA gives thorough consideration to the scheme and is considered in detail in the Committee report.

ANGMERING PARISH COUNCIL

The Parish Council submitted a further objection:

The Parish Council is pleased to see that condition 6 has been proposed to remove Permitted Development rights. This development because of its proximity has the potential to have an adverse impact on the wider landscape, particularly with regard to the South Downs International Dark Sky Reserve designation. The velux windows in the apartment building would result in uncontrolled light spillage next to the National Park. A condition should be imposed to remove Permitted Development rights for future rooflights and upward extensions.

Officers Comment:

No comment.

Additional representations received as follows:

A local resident has objected to the removal of the emergency access onto Weavers Hill. High Reach fire appliances have a larger turning circle and are for more difficult to manoeuvre on housing estates. There is insufficient off-road parking proposed for residents and visitors to ensure the single access road and the hammerhead are kept clear. Water for firefighting comes from Angmering's main system terminating in hydrants. During large fires, when fire crews draw water from a hydrant and supply more appliances than the water main can sustain, it would fail to supply the required amount of water. To avoid this fire crews would have to set into a second water metered area. This delay would increase damage due to fire and possibly loss of life.

Officers Comment:

An emergency access is proposed onto Weavers Hill and this will be accessible to ambulances and police cars. This has been tracked to ensure usability. Larger fire trucks would access from Water Lane or via the other emergency access from High Street via Roundstone Lane and then use the internal estate road into the western parcel. This is logical given the location of the closest fire stations and means trucks would not have to use Weavers Hill or necessitate further widening of the access into the western part of the site which would result in the removal of part of the flint wall on Weavers Hill.

A local resident has re-iterated the following objections:

- i) The site density is not in keeping with the surrounding area and is too high for this area.
- ii) There are not enough car parking spaces.
- iii) The Velux roof lights are non-compliant and harmful to wildlife.
- iv) There is a lack of access to the site.
- v) Concerns over the removal of the Weavers Hill Emergency Access.
- vi) The properties are not in keeping with the surrounding area.
- vii) The dwellings have not changed in style in any noticeable way.
- viii) The landscaping is lacking both in maturity and density.
- ix) The proposed buffer is not generous if it can be considered a buffer at all.
- x) It is very unclear what has been done to create a landscape buffer to protect the heritage assets.

Officers Comment:

These issues have been covered in the Officers Report.

A local resident has re-iterated the following objections:

- Delay and re-present the application with clear, honest up to date detail.
- Provide less housing density on the site with deserved and appropriate quality design and finishes.
- Build pertinent access prior to construction.
- Provide adequate landscaping.
- Provide all affected neighbouring properties with suitable fencing.

Officers Comment:

These issues have been covered in the Officers Report.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: A/109/20/RES

LOCATION: Land South of Water Lane
Angmering

PROPOSAL: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks approval of reserved matters for the erection of 175 dwellings, comprising 122 market houses and 53 affordable dwellings and associated works following the granting of outline planning permission (A/99/17/OUT). The reserved matters that are being applied for comprise appearance, scale, layout and landscaping.

A reserved matters application (A/179/20/RES) has also been submitted for the construction of an embankment, with a culvert, which would provide vehicular access over the Black Ditch at the northern end of the site.

Discharge of condition (DOC) applications have been submitted which cover surface water drainage and foul water drainage, ecology and the submission of a construction management plan; and DOC applications will be submitted relating to energy, noise and tree protection measures.

SITE AREA	9.0 ha
RESIDENTIAL DENSITY	32.5 dwellings per hectare.
TOPOGRAPHY	Predominantly flat, although the site undulates northwards towards Water Lane, where it is crossed by the Black Ditch.
TREES	A number of trees on the site have been protected by a Tree Preservation Order following the submission of the outline planning application (A/99/17/OUT) in 2017.
BOUNDARY TREATMENT	The application site is located 800 metres to the east of Angmering village centre and is bounded by the A280 to the East, Weavers Hill to the west, the High Street to the South, and Water Lane to the north.
SITE CHARACTERISTICS	The site forms part of what has been identified in the Local Plan as "Angmering North" - a strategic residential allocation for at least 800 new homes. The site comprises agricultural land in arable use and is situated to the south of Water Lane. The site is gently sloping from north to south with a steeper slope to a dip to the north as it joins Water Lane. The site is bounded by a mix of trees and hedgerows. The northern part of the site is within Flood Zone 2 (with an area of Flood Zone 3) and the eastern edge of the site is bounded by the A280. There are no designated heritage assets within the site.
CHARACTER OF LOCALITY	Angmering village centre is within 800 metres of the centre of the application site, accessed using Weavers Hill and Cumberland Road to the west of the site; and along High Street to the south of the site. The area is rural in character with the South Downs National Park to the north beyond the A27 and to the east side of the A280. The Angmering Conservation Area lies to the south west of the site, with listed buildings close to the site boundaries, including the Spotted Cow Public House and the Avenals Farmhouse (listed farmhouse). There is existing residential development to the south and west of the site and further residential development to the south, off Roundstone Lane. There are residential areas immediately beyond the western and southern boundaries. To the south of the site is the Manor Nurseries development, which has reserved matters approval (A/38/18/RES) for 32 houses and to the north of the site is Land North of Water Lane which has outline planning permission (A/40/18/OUT) for 525 dwellings and for employment uses.

RELEVANT SITE HISTORY

A/99/17/OUT 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 & landscaping. App Cond with S106 12-03-19
This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings.

A/179/20/RES Approval of reserved matters (appearance, layout & scale of access only) following A/99/17/OUT for a culvert & associated access over the Black Ditch providing access to the approved development. This application may affect the setting of a listed building & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

A reserved matters application (A/110/20/RES) was submitted for the construction of a bridge over the Black Ditch, but this application has been withdrawn.

REPRESENTATIONS

ANGMERING PARISH COUNCIL

Object.

- The proposed height, design and density of development would be out of keeping with this rural area.
- The house designs are featureless and out of character with surrounding properties.
- The apartments are totally out of keeping with any other property in the village.
- There are little differences, apart from external finishes, to distinguish one character area to another.
- The open space in the centre appears inadequate and does not function as a "village green".
- The area around the Black Ditch is unsuitable as recreational space due to the "boggy" ground.
- Insufficient information to establish whether there is adequate space for surface water drainage.
- The proposed bridge over the Black Ditch could be replaced with an embankment with a box culvert.
- There is the potential for flood risk in the area of the nearby Ecclesden Lane / A280 junction.
- At outline stage the LPA required a 10 metre' wide buffer of tree planting along the eastern boundary.
- This application shows a buffer that is less than 10 metres wide, and is further eroded by car parking.
- The width of the buffer must remain at a minimum of 10 metres over the whole eastern boundary.
- Where there is car parking the buffer should increase to 12.5 m so as not to compromise the width.
- APC opposes any significant vehicular use of the entrance on High Street adjacent The Spotted Cow.

Angmering Parish Council has submitted a second letter of objection:

- Many schemes, like this one, have been developed according to standardised and generic sets of design principles which lack innovation, character, quality and future adaptability.
- The Neighbourhood Plan documents on built form, density and character areas have been ignored.
- Very little of Angmering is anywhere near 35 dwellings per hectare.

Angmering Parish Council has submitted a third letter of objection:

The Parish Council supports Arun Engineer's suggestion (A/109/20/RES) to explore a culverted embankment option as part of the wider Angmering Flood Alleviation Scheme (FAS). It is expected that the replacement of the proposed bridge by a culverted embankment would require the submission of new hydraulic modelling data and a Flood Risk Analysis (FRA). There are serious deficiencies in the hydraulic

modelling data used for reserved matters applications A/109/20/RES and A/110/20/RES.

Neither application provides convincing evidence that flood risk to others would not be increased. The impact of the encroachment of a new roundabout and a bridge onto the Black Ditch catchment (floodplain) would ultimately dictate the overall site layout and drainage strategy.

Angmering Parish Council was re-notified about the amended plans on Friday 6th November 2020 and has submitted two further letters objecting on the following grounds:

- The outline Landscape & Visual Impact Assessment informed the parameters plan but it is unreliable.
- The new LVIA was not influenced by the outline LVIA or the Arun LVIA submitted at the Examination.
- The new LVIA findings are different to the outline LVIA on the extent of the landscaped eastern buffer.
- The SDNPA was not involved in this application to ensure a landscape led development.
- The layout and landscape masterplans do not comply with the NPPF, or the Development Plan.
- The apartment building does not reflect the materials used in local barns e.g. Pigeon House.
- The housing development is not set back from the Conservation Area and the Listed Buildings.
- There are significant irregularities in the updated Heritage Compliance Statement.
- The Heritage Compliance Statement contradicts the LVIA.
- Layout is not based on the significance of the Heritage Assets highlighted in the Heritage Statement.
- Impact of noise and dust on the Spotted Cow is not considered in Construction Management Plan.

The Arun District Conservation Area Advisory Panel objected to the proposed development on the following grounds:

- The design of the development; over-development; and the negative impact on the Conservation Area and the South Downs National Park.

Twenty two letters of representation have been received from local residents objecting to the proposed development on the following grounds:

Prematurity:

- This application should be determined when there is certainty about the Land North of Water Lane.
- Layout and landscaping should not be determined until A/110/20/RES and site drainage is approved.

Lack of Infrastructure:

- There is neither the road or support service infrastructure to justify the development of 175 dwellings.

High Density:

- This is a very high-density development on the edge of Angmering.
- The high-density development is unacceptable in this location on the edge of Angmering.

Over-development:

- This proposal constitutes the over-development of an already congested village.
- This development would add to the destruction of what used to be a pleasant village to live in.
- The overall massing of the properties is hugely significant in this edge of village location.
- The new dwellings should have a low profile, simple aesthetic and high visual quality.
- The dwellings should be 1½ half storey ('Chalet style') dwellings.
- The proposed properties are much larger than anyone had anticipated.
- The overall design has changed from the outline stage to a standard, densely packed housing estate.
- This is a very poor-quality development by a very poor-quality developer.
- The proposed layout plan varies in a major, undesirable way with the plan submitted at outline stage.
- The layout includes additional housing in the south west corner and building heights have increased.
- The dwellings should not be higher than 8 metres ridge height; 11 metres is too tall.
- The outline plan showed an access road and 8 units next to Weavers Hill.
- The new plan shows 26 units next to Weavers Hill; 7 within metres of the houses in The Avenals.
- The design and appearance of the house on Plot 33 shows no sympathy with its surroundings.

- Development is concentrated in the north east corner of the site which is the highest part of the site.
- The concept of apartments at the entrance to the village is outrageous.
- Three storey apartments would create noise disturbance, light pollution and vehicle movements.
- The proposed development next to The Avenals would lead to overlooking and loss of privacy.
- Fencing is required along the boundary with The Avenals housing estate.
- Negative visual impact for residents on The Avenals; 12 houses are proposed on this boundary.
- The ugly, low budget designed apartments do not reflect the character of adjacent heritage assets.
- The apartments should be re-sited or reduced in height and provided with sufficient parking spaces.
- The proposed development has more in common with Swanbourne Park than this rural location.
- There are many new, empty houses on the market in Angmering ranging from £250K to £500K.

Materials Palette:

- The materials palette of the proposed scheme is new build urban in appearance.
- The materials palette is not in keeping with surrounding buildings or the local area.
- Flint, orange-red clay bricks and orange-red clay tiles should be used to reflect the area.
- The applicant has ignored the ADC Design Guide.

Impact on Conservation Area and Listed Buildings:

- The outline plan designated open space on the land abutting the Spotted Cow and Littleworth Cottage.
- The proposed layout shows 4 or 5 houses and estate road in close proximity to the Spotted Cow PH.
- The south west corner of the development is impinging upon the Conservation Area.
- The close proximity of Plot 33 in relation to the Malt House in the Conservation Area is unacceptable.
- This is a gateway into Angmering and it does not reflect the historic or rural qualities of the area.
- There would be a large visual impact on Avenals Farm/Barn, on the A280 and on Weavers Hill.
- The boundary with Avenals Farm/Barn should include brick & flint walls to match existing boundaries.
- The apartments would be overbearing and overlook Avenals Farm & Barn due to the height and mass.
- The proposed pedestrian access onto Weavers Hill would result in the destruction of a flint wall.

Landscaping:

- The landscape buffer to the east is less than 10 metres wide and is further eroded by car parking.
- The proposed landscaping is lacking in maturity and density.
- Boundary treatments should include timber post/rail fences, hedges and close boarded fences.
- The street lighting should be time restricted with dark periods from 23.00hrs.

Drainage and Flooding:

- The applicant has failed to follow the "Surface Water Drainage Proposals Checklist" required by ADC.
- Site levels are still to be agreed.
- The impacts ground level changes would have on the performance of the proposed basin is unknown.
- The proposed basin is close to Ecclesden Lane / A280 junction which has flooded since bypass built.
- It must be ensured the development does not increase the risk of flooding south east of the village.
- The development must not compromise off-site flood remediation works.
- Angmering, downstream of this development is at risk of flooding from the Black Ditch.
- An extensive scheme is required including flood storage in the A280 / Water Lane roundabout.
- Instead of a bridge proposed as part of application A/110/20/RES, a highway embankment/dam carrying a road at the same level as the bridge deck should be substituted; reducing flood risk overall.
- The layout plans may change once site levels, site drainage and flood exceedance routes are agreed.

Traffic Congestion:

- The proposed development would easily generate 300 cars.
- There are insufficient car parking spaces proposed including a lack of visitor spaces.
- Water Lane is already a "rat run" due to a lack of car parking spaces and excess cars.
- There is already daily congestion, delays and frustration on Water Lane with current levels of traffic.

- There are no safe footpaths / pavements along Water Lane.
- The access onto Water Lane has poor visibility.
- The site should not have vehicular access from High Street.
- During school time there is a constant flow of vehicles from 5.30 am to 7.30 pm along Weavers Hill.
- There are no sheds for garden equipment and bicycle storage.

Archaeology:

- No archaeological information has been submitted with the planning application.

Biodiversity:

- Has an ecological study of the effects of development on the water vole population been submitted?

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the 'Conclusions' section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No comments to make on this reserved matters application.

LOCAL HIGHWAY AUTHORITY:

No objection.

The comments made on the 11th August 2020 have been addressed through the revised plans. Carriageway widths have been increased to 4.8 metres. The access road serving plots 50-56 is now shown having a footway rather than shared surface. The development would provide cycle friendly streets; the north/south route would provide an alternate route for cyclists to use instead of the road. The provision of access for cyclists onto Weavers Hill is noted.

WSCC FIRE & RESCUE SERVICE:

No objection.

A planning condition is required to ensure all dwellings are within 150 metres of a fire hydrant for the supply of water for firefighting. Providing there is a main access route from the Weavers Croft end (i.e. the northern end) and emergency access by the Spotted Cow PH (the southern end), this would be sufficient for the number of houses on the site. An additional access point from Weavers Hill would give quicker access to the section of houses by Weavers Hill and an alternative route out if a large incident were to occur; but the Fire and Rescue Service could not insist on this.

WSCC MINERALS & WASTE PLANNING AUTHORITY:

No objection.

The site is not within an identified mineral safeguarding area and no mineral safeguarding concerns were raised at the outline planning stage.

SOUTH DOWNS NATIONAL PARK AUTHORITY:

Object.

The proposed layout does not comprise a landscape-led development as was envisaged at the outline planning stage. The SDNPA was not consulted during the preparation of the reserved matters application. The layout lacks sufficient landscape screening along the eastern boundary of the site. The views out of the site towards the South Downs need to be reduced by the provision of additional screen

planting. The eastern woodland buffer should be widened and the visitor parking spaces removed from it; and the planting plan include predominantly native species.

SPORT ENGLAND:

No objection.

ADC HOUSING:

No objection.

The revised tenure mix is acceptable as is the distribution of the affordable housing as set out in the substitute Tenure Layout Plan.

SOUTHERN WATER:

Object.

Construction over or within the stand-off distance of public water mains will not be permitted. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout.

ENVIRONMENT AGENCY:

No objection.

ADC DRAINAGE:

No objection.

Information such as groundwater monitoring at the basin is not available currently but the applicant is confident that the free volume can be provided. In addition if it is found that it is necessary to make wider changes such as to the pipe network or to provide additional storage these should be able to be provided within the proposed layout. Improvements to the design have been made, along with an acknowledged willingness to provide additional features should these be required at a later stage.

ENVIRONMENTAL HEALTH:

No consultation response has been submitted to this reserved matters application.

ADC ARCHAEOLOGY:

No objection.

The preservation of the archaeological interest will be secured through the condition applied to the outline planning permission as outlined in the site investigation approved in discharge of condition application A/28/20/DOC. This would involve further evaluation of some areas and second stage investigation of concentrations of features such as the settlement in the southern part of the site, followed by publication of the results.

ADC CONSERVATION OFFICER:

There are no heritage assets on the site, but there are a number in close proximity to it, including Angmering Conservation Area, Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage, Littleworth/Littleworth Cottage, Malt Barn Cottage The Malthouse, The Spotted Cow Public House, Weavers Cottage, Wayside Cottage, White House Cottage/Thatchers, The White House, Avenals Farmhouse, Pigeon House Farm, Ecclesden Manor and Manor Farmhouse. The site abuts two parts of the conservation area: Weavers Hill and the eastern end of the High Street. Consequently, there are a number of sensitive locations within the application site that are visible from the surrounding area, such as looking from Weavers Hill. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

ADC ECOLOGY:

No objection.

The information submitted within the landscaping proposals are suitable and sufficient for this site.

ADC GREENSPACE:

No objection.

The amount of public open space needs to be confirmed. Two LAPs are proposed which is a reduction from the 6 approved at the outline planning stage. The proposed LEAP is well located in the centre of the site and provides space to allow a far better play offer than is proposed. In general, the detailed planting plans provide a well thought out scheme which is fitting for the location providing a good mix of native and ornamental trees and shrubs with suitable planting densities and size at time of planting. Native screening should be provided both as a buffer and for screening dwellings along the area of public open space abutting the Spotted Cow Public House. The size of the landscaped buffer along the eastern boundary of the site needs to be increased in width.

ADC ARBORICULTURE:

Object.

The arboricultural reports submitted with the outline planning application are out of date and limited to Tree Survey/Constraints Plan only. An up-to-date Tree Survey, Arboricultural Impact Assessment and Method Statement and Tree Protection Plan were requested. This up-to date information has been submitted as part of this reserved matters application.

SUSSEX POLICE:

No objection.

The development should be designed to Secured by Design standards. The LEAP and LAPs should be surrounded with railings with self closing gates. Communal parking must be within view of an active room within the adjacent dwellings. Ground planting should not be higher than 1 metre, with tree canopies no lower than 2.0 metres.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in the 'Conclusions' section below.

POLICY CONTEXT

Designation applicable to site:

Strategic Allocation in the Local Plan.

Within the Built-Up Area Boundary in the Local Plan.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2	AH SP2 Affordable Housing
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees

ENVDM5	ENV DM5 Development and biodiversity
GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
HERDM1	HER DM1 Listed Buildings
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
SDSP2	SD SP2 Built-up Area Boundary
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Angmering Neighbourhood Plan 2014 POLICY EH3](#) Flood Prevention

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY EH1 Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY EH2 Protect the Landscape setting of the South Downs National Park

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY TM2 Cycling Walking & Equestrian

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD1	Open Space & Recreation Standards
SPD11	Arun Parking Standards 2020

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan:

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan.

Relevant Angmering Neighbourhood Plan (NP) policies have been taken account of and are addressed in the Conclusions section of this report. The Angmering NP was made on 11th March 2015 and is therefore over 2 years old and therefore has limited weight.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The development plan for the Arun District currently comprises the Arun Local Plan 2011-2031, the Angmering Neighbourhood Development Plan (March 2015) and the West Sussex Waste and Minerals Plans.

However, section 38 (5) of the Act states: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Any conflict between the Angmering NP and the Arun Local Plan, should therefore be resolved in favour of the latter.

Paragraph 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the neighbourhood plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, criteria (a) to (d) are not all applicable because the Neighbourhood Plan was made over two years ago. Therefore, the presumption in favour of sustainable development is unaffected by the Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

Section 70(2) of TCPA provides that:-

- (2) In dealing with an application for planning permission the authority shall have regard to:
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

The development is considered to comply with relevant Development Plan policies as the appearance, scale, layout and landscaping of the proposed residential development is in keeping with the approved Illustrative Masterplan approved at the outline planning stage (A/99/17/OUT) and the proposed level of landscaping and the proposed level of detailing of the houses in the 4 Character Areas would materially enhance the character and appearance of the adjacent residential estates off Weavers Hill, Cumberland Road and High Street, in Angmering.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The principle of residential development on this site was established when outline planning permission (A/99/17/OUT) was granted on 12th March 2019 for up to 175 dwellings, including up to 53 affordable dwellings (i.e. 30% affordable provision).

Angmering Advisory Group meeting:

A presentation was given at the Angmering Advisory Group meeting on 30th July 2020 where it was commented that the reserved matters application was still being validated prior to consultation. Concerns were raised with the block of flats in a prominent location in the north east corner of the site. The affordable housing appeared to be too clustered and needed to be pepper-potted around the site. It was confirmed that the areas of public open space excluded ponds. There was a discussion about contractor access from High Street to the south to construct the crossing over the Black Ditch at the northern end of the site; and the need to limit the time that contractors accessed the site from High Street.

ASSESSMENT

This reserved matters application seeks to deliver detached and semi-detached houses, maisonettes and an apartment building. Key issues to be considered are ones of detail and relate to the layout, scale, appearance and landscaping.

SCALE AND BUILDING HEIGHTS

The reserved matters application has been revised to comprise 2 storey dwellings predominantly measuring 4.9 metres high to the eaves and 9.25 metres high to the ridgeline of the roof. An apartment building located in the north east corner of the site would be 2 storeys.

The parameter plan includes buildings of 2 storeys and 2.5 storeys. The apartment building is in the area on the parameter plan shown as eaves of max 5.5 metres; the height of the eaves have been reduced accordingly, and the apartment building would measure 10.4 metres high to the ridgeline which is below the maximum 12.0 metre ridge height shown on the Parameters Plan. Accordingly, these building heights would comply with the Parameter Plans - Land Use and Building Heights (Drawing No. 1911/P02 Rev. I) which was approved at the outline planning stage (A/99/17/OUT), which limited all development on the site to below 12.0 metres.

DENSITY

The reserved matters application includes the Parameter Plans (1911/P02 Rev. I) for Land Use and Building Heights and Density, which were approved at the outline planning stage (A/99/17/OUT) and were listed in Condition 4 of the Decision Notice.

The density shown on the parameter plan has two areas - one 'medium density' one 'lower density'. There is a need for differing densities across the site. The site layout includes differing densities across the site; and these densities are complied with in the proposed residential layout. The proposed density of 32.5 dwellings per hectare is below the 35 dwellings per hectare threshold set out in the parameters that were approved at the outline planning stage and the character areas contained therein have different densities across the site, which are predicated on the approved parameters plan.

SITE LAYOUT

Policy D DM1(1) of the Local Plan requires the development to "make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding areas, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features".

Policy D SP1 of the Local Plan specifies that development should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change); and the influence these objectives have on the form of the development.

Housing Layout

The Layout Plan (Drawing Number PLN-1-1101 Rev. AE) shows wherever possible the proposed houses facing onto the key landscape features including the areas of public open spaces and identifies the attenuation basin at the northern end of the site.

The orientation of the houses at the northern entrance to the site (i.e. Plots 1, 2, 3, 4 and 132) have been re-aligned into a crescent shape so that they face onto the road and the Black Ditch to provide a sense of arrival. The houses on Plots 16 and 45 on the central spine road at the entrance to the western part of the development have dual frontages, which ensures that the houses face onto the key junction, with an active frontage. The dwellings in the north east corner of the site have been re-orientated to front onto the Black Ditch.

The siting of the apartment building in the north eastern part of the site is a prominent location visually at one of the highest points of the site, especially as the site slopes down from north to south. The design of the apartment building has been revised, from three storeys to 2.0 storeys and it now has the appearance of a Sussex Barn with a barn hipped roof and cladding. The height of the apartment building is 10.4 metres high to the ridgeline. The re-designed apartment building is considered to be acceptable in this prominent location at the northern end of the site facing out towards Water Lane to the north and the A280 to the east. It was established by virtue of the parameters plan at the outline planning permission that buildings would project above the landscape buffer running along the eastern boundary of the site and would be visible when viewed from Highdown Hill, which is located within the National Park to the east of the application site. This was confirmed in the revised Landscape and Visual Impact Assessment which was submitted at the outline planning stage, which included views of the site from 5 viewpoints on Highdown Hill; and the parameters plan approved as part of the outline permission dwellings up to 2.5 metres high in this location.

It is considered that the layout and appearance of the northern boundary of the site is acceptable, taking a balanced view overall; the houses and the apartment building in the north east corner do not form a crescent of dwellings facing people arriving at the development, these dwellings face directly onto the Black Ditch; which it is considered is not of sufficient concern in itself to warrant a recommendation for refusal.

The western part of the site is close to Weavers Hill and to the heritage assets at Avenals Farm and Avenals Barn. Due to the nature and location of the various heritage assets and the potential for inter-visibility between them and the site, careful consideration has been given to the layout of the development in this location, and the layout of the individual houses. The reserved matters Layout Plan (Drawing Number PLN-1-1101 Rev. AE) proposes 27 dwellings in this western part of the site 2 of which would be semi-detached houses but the remaining dwellings would be detached. The Illustrative Layout Plan which accompanied the outline planning application (A/99/17/OUT) also comprised 28 dwellings, but the mix of houses included 8 terraced houses and 4 semi-detached houses; and 3 of the dwellings were sited end on to the boundary with the existing houses on The Avenals. It is considered that the

number of dwellings proposed in the western part of the site, and the siting of these dwellings is acceptable.

The houses in the southern part of the site, adjacent to the Spotted Cow Public House, have been laid out in a crescent arrangement around an area of public open space and an infiltration basin, which it is considered forms an attractive gateway feature into the site from High Street for pedestrians and cyclists. The houses on Plots 143 to 146 have been re-positioned to face the attenuation basin to the rear of the Spotted Cow Public House. The size of the turning head, in close proximity to The Spotted Cow Public House has been reduced as the original proposal for the turning head was considered to be over-engineered. The proposed housing layout is considered to be in compliance with Policy HD6 of the Angmering NP.

Surface Water Layout

The Layout Plan (Drawing Number PLN-1-1101 Rev. AE) incorporates surface water features alongside public open space - i.e. blue and green space as an integral part of the site layout; and it has been established that there is adequate space within the proposed layout plan for surface water drainage. The surface water drainage strategy for the site, which has been accepted by the Lead Local Flood Authority and the ADC Drainage Engineers. The surface water drainage strategy for the site includes the provision of an attenuation basin at the northern end of the site and an infiltration basin in the south east corner of the site, together with swales, soakaways and permeable paving, in compliance with Policy W DM3 of the Local Plan and Policy EH3 of the Angmering NP.

Layout of the pumping station

The foul water drainage strategy is dealt with by condition imposed on the outline planning permission; but it would utilise the existing sewers on High Street and Weavers Hill. An on-site underground pumping station would enable the northern part of the site to drain to the south and go into the existing sewer on High Street. The underground pumping station has been re-located from its initial position along the north of the site, projecting out towards the Black Ditch, to a location behind the apartment building, which negates the need for a retaining wall or for the creation of an earth bank in front of the retaining wall, impinging on the belt of trees above the Black Ditch.

Layout of Public Open Space

The quantity of public open space which was approved under the Illustrative Masterplan at the outline planning stage (A/99/17/OUT) comprised 3.0 ha of green spaces including landscaping, public open space and surface water drainage. The area covered by the reserved matters application comprises 9.0 hectares of land, 3.4 ha of which are green spaces including landscaping, public open space and surface water drainage features. The quantum of public open space serving the proposed residential development complies with Arun District Council's Open Space Playing Pitches, Indoor and Built Sports Facilities SPD.

The area immediately north of the Black Ditch area is classified as POS; it will not be fenced off and it would be accessible via the footway and cycleway on the road crossing that is to be provided with the culverted embankment, which is the subject of the separate reserved matters application (A/179/20/RES) to the public for general recreational use and is perfect for dog-walkers. There is a gradual slope down from the footway and cycleway to the adjacent POS, there is no steep gradient, and the land is useable as POS.

The reserved matters Layout Plan (Drawing Number PLN-1-1101 Rev. AE) identifies open space at the northern edge of the development, and centrally within the site, in accordance with the Outline Illustrative Masterplan and the Green Infrastructure Space Specification in the Section 106 Agreement.

In terms of open space / SUDs areas: 19,028m² of usable open space is proposed to be provided (excluding ponds, swales, stream/Black Ditch and buffers). A detailed breakdown is set out below:

- The Western POS comprises 1,890m² of usable open space
 - The Central POS comprises 2,313 of usable open space
 - The Southern POS comprises 3,697 of usable open space
 - The Northern POS comprises 7,731 of usable open space
 - Other POS comprises 3,397 of usable open space
- There is a total of 19,028 of useable open space

The POS being provided on-site exceeds the policy requirement in the SPD of 12,320m² and it is considered to be acceptable.

Layout of Play Areas

The number of dwellings proposed at 175 triggers the need for an onsite Neighbourhood Equipped Area of Play (a NEAP) and at the outline planning stage the Local Planning Authority conceded it would accept LEAP in lieu of formal NEAP provision but that the LEAP would then have to provide across several levels but primarily on quality of play offer being provided. The Section 106 Agreement required the provision of six LAPs and one LEAP, informal open space, a central village green, a central north/south pedestrian and cycle link and SuDS attenuation basins; this conflict between the Section 106 Agreement is being dealt with by means of a Deed of Variation, which will be covered by a separate application which will be submitted after the determination of this reserved matters application. The Design and Access Statement which accompanied the outline planning application (A/99/17/OUT) set out a significant network of green infrastructure provision across the site including play areas (LAPs and a LEAP), informal recreation and visual amenity.

The reserved matters Layout Plan (Drawing Number PLN-1-1101 Rev. AE) identifies the provision of a 'Super LEAP' which comprises 4 LAPs and the LEAP on the central green space. The proposed 'Super LEAP' has play equipment spread out across the central green space. The layout of the 'Super LEAP' has been revised by the provision of quality, robust timber play equipment which, it is considered would provide a more robust, challenging play experience and be more inclusive. The initial plans included a kick about area alongside the 'Super LEAP', which has been removed from the revised layout plans. The revised layout plans now include pathways which were not included in the original layout plans. It is considered that the revised plans for the 'Super LEAP' located in the middle of the site would provide a robust play experience for children that would be accessible by pathways from the adjacent houses.

Six LAPS were approved at the outline planning stage. The proposed 'Super LEAP' is the equivalent of 4 x LAPs and a LEAP. A LAP is proposed in the western part of the site next to the Lych Gate on Weavers Hill, and the another LAP is proposed in the southern part of the site next to the attenuation basin adjacent to the Spotted Cow Public House. The LAPs in the western and southern parts of the site are proposed to have play equipment provided in them, which is above and beyond the standard requirement for a LAP (i.e. LAPs are not usually provided with play equipment), but it is considered to be acceptable.

The Layout Plan shows a north-south pedestrian/cycle route which would link with the existing rights of way, which is considered to be acceptable. This route was a fundamental part of the Outline Illustrative Masterplan and the Green Infrastructure Space Specification in the Section 106 Agreement.

Landscaping Layout

The outline planning permission was predicated on a landscape-led development. The reserved matters application (A/109/20/RES) was accompanied by a Landscape Masterplan, a Landscape Management Strategy and detailed hard and soft landscaping drawings and open space plans; all of which have been revised over the course of the last 6 months.

Revised landscaping plans have been submitted proposing substantial amounts of landscaping along the northern edge of the site in the vicinity of the Black Ditch facing onto Water Lane.

The Design and Access Statement which accompanied the outline planning application (A/99/17/OUT) referred to the provision of a landscape buffer strip along the eastern boundary of the site measuring a minimum width of 5.5 metres and a maximum width of 9.0 metres. It was agreed at the outline planning stage (A/99/17/OUT) that the eastern boundary of the site was sensitive in visual terms from views of the site from Highdown Hill, which is located within the South Downs National Park.

The landscape buffer on the eastern boundary of the site needs to provide a dense and robust planting screen. A number of the trees that are proposed to be planted along the eastern boundary have been increased in size to extra heavy 14-16 and 16-18 girths to provide an impact but also at a size which would allow for establishment given adequate aftercare. The plans that were originally submitted with the reserved matters application included several sections where the landscape buffer on the eastern boundary was too narrow particularly adjacent to parking on Plots 167-171, 168-173, 172-175 and adjacent to the visitor parking bays; these areas fell below 2.0 metres in depth and needed to be increased in order for the buffer planting to be realised as designed. In addition to an increase in depth of buffer planting along this edge there was also the need to increase the tree size of the standard trees from the indicated 8-10cm and 10-12cm standards to extra heavy 14-16cm - 16-18cm girth trees. Revised plans have been submitted removing all but 2 of the visitor parking spaces from the eastern boundary of the site and re-locating them to ensure that a landscape buffer measuring 5.5 metres at its narrowest point and increasing up to 9.0 metre is created on this part of the site, to help to screen the views of the site from Highdown Hill, to the east.

The Illustrative Masterplan approved at the outline planning stage (A/99/17/OUT) detailed an avenue of trees along both sides of the central spine road which runs north/south through the development. Unfortunately, trees cannot be accommodated on both sides of the road due to the presence of underground services and drainage. The Layout Plan shows trees predominantly to the east of the central spine road at a heavy standard size and in much smaller numbers, which is considered to be acceptable due to the underground services and drains.

A substantial hedgerow buffer is proposed fronting Avenals Farmhouse and Farm Complex, comprising native hedge and tree planting; close boarded fencing would be provided on the eastern side of the proposed hedgerow buffer, i.e. on the side of the proposed housing, which it is considered would provide an attractive landscape buffer when viewed from Avenals Farm Complex. A native hedge and a mix of deciduous and evergreen feathered and standard trees is proposed on land to the rear of Plots 1-17 (western edge) and as a buffer and screen to Avenals Cottage and Farm, which are Listed Buildings. A proposed service strip is located adjacent to this landscape buffer on the boundary which can be accessed from the north and the south, it is imperative that this service strip is provided and maintained as a maintenance access point to enable access and maintenance of this planting.

The boundary with Weavers Hill is to be enhanced by additional tree and hedge planting including 9 trees comprising extra heavy standard trees, standard trees, feature trees and street trees; all of which it is considered would increase the screening of the houses on the site when viewed from Weavers Hill. The Layout Plan shows a 2.5 metre wide buffer along the western boundary of the site with Weavers Hill. It is considered that the Layout Plan (Drawing Number PLN-1-1101 Rev. AE) shows a substantial landscape buffer adjacent to the western boundary along Weavers Hill abutting the Conservation Area; which is considered to be necessary to ensure that the proposed residential development fits into the surrounding landscape and does not have a detrimental visual impact on Angmering Conservation Area.

The revised landscaping plans provide enhanced screen planting in the area of public open space adjacent to the Spotted Cow Public House, with native species and tree planting at an appropriate size.

The existing conifer hedge immediately behind the Spotted Cow Public House provides the only vegetative cover in this area, and it is considered that additional conifer tree planting should be provided within the site to compensate and form a screen should the existing conifer hedge within the grounds of the Spotted Cow Public House be removed in the future.

It is considered that the proposed additional tree and hedge planting along the boundaries of the site and within the site would ensure that this is a landscape-led development, in accordance with the outline planning permission.

Layout and Trees

An Arboricultural Survey, Arboricultural Method Statement, an Arboricultural Implications Assessment and a Tree Protection Plan were submitted with the outline planning application (A/99/17/OUT) in order to record the location, condition and value of the trees within the site. The Arboricultural Survey recommended that an arboricultural impact assessment be produced at the reserved matters stage. An up-to-date Arboricultural Impact Assessment (AIA) AR01 Rev. B (Ref. JBA 19-283) and an up-to-date Arboricultural Method Statement (AMS) AR02 Rev. B (Ref. JBA 19-283) have been submitted with the reserved matters application. The arboricultural impact assessment includes a schedule of trees to be retained and removed; it evaluates the likely effects of construction works on retained trees including post development pressures and provides recommendations on mitigation measures to be implemented; and it includes a Tree Retention Plan. The proposed layout plan does not affect any of the Oaks and the 5 Lime trees on the site that are subject to a Tree Preservation Order. It is considered that there would be no intrusion into tree Root Protection Areas by buildings, footpaths, access drives and roads in the revised layout plan (Drawing Number PLN-1-1101 Rev. AE). The Arboricultural Officer has been re-consulted on the up-to-date AIA and AMS and the revised layout plan and his comments will be included in an update.

Parking Layout

Parking provision is now informed by Arun District Council's Parking Standards SPD, January 2020. The proposed residential development includes the provision of 386 allocated parking spaces on the layout plan and in the Transport Statement, which is a shortfall of 9 parking spaces when compared with the recommendations in Table 3.1 of the Arun District Parking Standards SPD, January 2020. The Parking Standards say that a 10% variation in parking is acceptable when measures such as a Travel Plan are provided, which is the case here. The Layout Plan includes the provision of 48 visitor parking spaces; and the Parking Standards only require 35 visitor parking spaces (i.e. 20% of visitor parking spaces), consequently, there is an over-provision of 13 visitor parking spaces, which is considered to be acceptable. The proposed parking provision complies with the Parking Standards SPD and Policy HD8 of the Angmering NP.

The Layout Plan and the Transport Statement include the provision of bicycle storage in garages for 65 of the dwellings; a further 93 dwellings without garages would have garden sheds for the storage of bicycles; and the 17 apartments would be served by 3 secure cycle stores. Consequently, the proposed level of bicycle storage within the proposed development complies with the Arun District Parking Standards SPD, January 2020 and Policy TM2 of the Angmering NP, and is considered to be acceptable.

Electric Vehicle charging point strategy is to be submitted in a separate discharge of condition application in accordance with Condition 32 that was imposed on the outline planning permission.

The proposed provision of electric vehicle charging points on the site would need to comply with the requirements set out in paragraph 2.8 and Table 2.2 of the Arun District Parking Standards SPD.

Layout of the Culverted Embankment

The revised layout plan (Drawing Number PLN-1-1101 Rev. AE) includes the layout of the proposed

culverted embankment which would be approved under the other reserved matters application (A/179/20/RES) on plans that will need to be approved with this application. The initial layout plans included the layout of the bridge which was covered by a separate reserved matters application, which was withdrawn. The siting of the culverted embankment and the road design works with the residential layout ensuring pedestrian and cycle connectivity northwards onto Water Lane and beyond to the Land North of Water Lane, which has outline planning permission for the development of 525 dwellings together with employment space.

For the sake of completeness, the layout of the proposed culverted embankment is provided with the layout for the residential development covered by this reserved matters application, but the detailed plans of the culverted embankment are provided in the separate application (A/179/20/RES).

Road Layout

The Design and Access Statement which accompanied the outline planning application (A/99/17/OUT) set out the indicative road hierarchy for the site, which is adhered to in the reserved matters layout (Drawing Number PLN-1-1101 Rev. AE), including three main street types within the development which would comprise the Primary Street running north-south through the site; a Secondary Street, which would link the residential blocks to the Primary Street; the Tertiary Street and the shared through drives which would be located within and to the edge of the perimeter blocks and would provide shared surface spaces for pedestrians and vehicles. The Layout Plan identifies pedestrian access being directly towards local facilities from the south of the site on High Street and to the west of the site at Weavers Hill and Cumberland Road.

Footway/Cycleway Layout

The Illustrative Masterplan which accompanied the outline planning application (A/99/17/OUT) highlighted an internal walking and cycling route within the site. Two pedestrian / cycle / emergency access points were proposed at the outline planning stage, one onto Weavers Hill and one onto the High Street. The reserved matters layout plan (Drawing Number PLN-1-1101 Rev. AE) clearly identifies the internal cycling route which runs from north to south through the site. The 3.0 metre' wide footway/cycleway access route southwards would exit the site onto the High Street. The Manor Nurseries residential site (which is subject to a reserved matter approval A/38/18/RES for 32 houses) includes the provision of footway improvements along High Street. The footway / cycleway running north-south through the site would need to link into Land to the North of Water Lane. This is not shown on the reserved matters layout plan (Drawing Number PLN-1-1101 Rev. AE) but it is shown on the General Arrangement Plan Rev. A that has been submitted as part of the reserved matters application (A/179/20/RES) for the culverted embankment.

The reserved matters Layout Plan does not show a 3.0 metre wide cycleway running east to west within the site, linking up with Weavers Hill; and the Local Highway Authority is satisfied with this. A 2.0 metre wide footway linking up the development with Weavers Hill, which is the maximum that can be accommodated within the tree constraints in this location and, it is considered sensible to retain the trees but allow cycles to use the 2.0 metre wide footway to get out onto Weavers Hill. The provision of signage asking cyclists to dismount so as to address safety concerns and mitigate any conflict between pedestrians and cyclists at this access point into the site from Weavers Hill is considered to be necessary and this would be dealt with by means of a discharge of condition application for Condition 11 which was imposed on the outline planning permission.

Layout of the Emergency Accesses

The emergency services vehicle' access into the site from High Street is identified, however the emergency services access from Weavers Hill is not shown on the reserved matters Layout Plan (Drawing Number PLN-1-1101 Rev. AE), but there is sufficient space available on the western boundary of the site with Weavers Hill, the access is 3.0 metres wide, to accommodate an access for the police

and ambulances), which would be compatible with the requirements of Condition 11 of the outline planning permission. The flint wall on Weavers Hill would need to be widened to accommodate a fire engine at that point; which would have heritage implications for this length of wall. Given that emergency access is available from High Street and Water Lane it is not considered advantageous to have an emergency access from the west because the roads in the centre of Angmering Village are narrower. Consequently, it would be more appropriate for the fire engines to access the site from the northern access on Water Lane and the southern access from High Street via Roundstone Lane.

Layout and Acoustic Fencing

The Enclosure Layout Plan (Drawing No. PLN-1-1107 Rev T) has been revised to remove the line of acoustic fencing that was shown running along the internal estate road between the two parts of the housing development; which has been replaced by post and rail fencing. It was considered that the construction of an acoustic fence in this location would have had a detrimental visual impact on the setting of the listed buildings at Avenals Farm, Barn and Cottages and it would block the views from these heritage assets out across the fields towards High Street, and it would have been contrary to Policy D DM1 of the Local Plan as it would have caused a significant loss of outlook for the existing residents of Avenals Farm.

Lighting Layout

The provisional location of lighting columns is provided on the submitted engineering drawings (General Arrangement) to make sure they work alongside the landscaping and highways layout. Further details (lux levels etc) would be submitted to discharge Condition 33, following approval of the proposed layout.

CHARACTER AND APPEARANCE

Policy HD4 of the Angmering NP says "new developments should seek to reflect local materials and features evident in the immediate surrounding area".

Policy HD5 of the Angmering NP says new developments should demonstrate how they have considered their impact on the surrounding area.

Policy HD6 of the Angmering NP says "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".

The outline planning application (A/99/17/OUT) was accompanied by a comprehensive Design and Access Statement; and Condition 6 which was imposed on the outline planning permission required the reserved matters application to accord with the outline Design and Access Statement. The comprehensive Design and Access Statement provided an analysis of the site area and the wider context, providing a character analysis of traditional Angmering. The Design and Access Statement included principles of development and it demonstrated how the design for the site evolved taking into account key opportunities and constraints. The Design and Access Statement specified that for the most part, buildings would be two storey, although there may be 2.5 storey buildings in key locations, which could act as focal buildings within a streetscene. Ridge heights would be kept to a maximum of 12 metres high. All of the proposed dwellings would be 2 storeys in height; and none of them would reach up to 12 metres high. The proposals included four main dwelling types: detached and semi-detached and terraced houses and apartments. Along the eastern boundary of the application site, which is the closest to the boundary of the South Downs National Park, a softer approach was proposed, with buildings not exceeding two storeys and being set back off the boundary behind a landscaped tree belt.

The Design and Access Statement which accompanied the outline planning application was comprehensive. The details have been picked up and followed through in the reserved matters application including the Illustrative Design Code for the four distinct character areas; together with

typical illustrative elevations; however the Avenue Character Area introduces a contemporary appearance, which helps to provide a distinctive and different character area to the others, which is considered to be acceptable as it would introduce a modern element to the design and appearance of the overall development and give the appearance that the houses in this character area are the latest to be built on the fringe of Angmering. The Key Land Use Parameter plan and the other parameters which were approved at the outline planning stage (A/99/17/OUT) sought to ensure that the residential development on Land South of Water Lane, Angmering relate to both the immediate and wider context; and these parameters have been followed in full in the submitted reserved matters application.

The Illustrative Masterplan together with the Design and Access Statement which accompanied the outline planning application (A/99/17/OUT) included four distinct character areas (Sussex Village, Parkland Edge, The Avenue and South Downs View). The Design and Access Statement which has been submitted with this reserved matters application follows the Illustrative Masterplan and the comprehensive Design and Access Statement which was submitted at the outline planning stage in terms of adopting the four distinct character areas.

The Parkland Edge Character Area would be located at the northern end of the site facing the vehicular access from Water Lane, the Black Ditch and the attenuation basin. According to the reserved matters Design and Access Statement, the Parkland Edge Character Area would consist of houses with a range of red brick elevations or flint elevations with brick quoins; corbelled eaves; and brick headed courses to gables. The roofs of the houses in this character area would have red roof tiles or grey roof tiles; they would be predominantly gable and hipped roofs; with occasional chimneys to selected plots; and boxed eaves with white barge boards and fascias. It is considered that the proposed materials are appropriate in this character area and comply with the Policy HD4 of the Angmering NP. The dwellings that are proposed in the Parkland Edge Character Area would be two storey in height, and detached and semi-detached; with the car parking provided adjacent to the dwelling and behind the building line, which would comply with Policy HD6 of the Angmering NP in terms of housing layout and form. The siting of the parking spaces adjacent to the dwellings is considered to be acceptable as they would not be located in long rows along the front of the dwellings, which would look visually unattractive in the streetscene. It is considered that the materials proposed for the houses in the Parkland Edge Character Area would be appropriate and would help to provide a distinctive character to this part of the site, It is considered that the proposed materials are appropriate in this character area and comply with the Policy D DM1 of the Local Plan and Policies HD4 and HD6 of the Angmering NP.

The Avenue Character Area would form the central spine running through the development and would incorporate a cycleway running north/south, segregated from the road by a 2.4 metre grass verge.

The houses in The Avenue Character Area were originally proposed to have either red / orange brick elevations or full height blue boarding. Revised plans have been submitted replacing the orange bricks and the blue cladding with white cladding, which is considered to be more contemporary in appearance and consequently more appropriate in The Avenue Character Area. This contemporary theme in the Avenue Character Area is not in compliance with the Design and Access Statement which was submitted at the outline planning stage, but it is considered that this contemporary theme would enhance the development and create a distinctive modern look to the new estate. It is considered that the proposed materials, especially the white cladding, are appropriate in this character area and comply with the Policy HD4 of the Angmering NP. The roofs would be covered predominantly in grey roof tiles and occasionally houses would have red roof tiles; with boxed eaves and black barge boards and fascias. This Character Area would include detached and semi-detached houses, with a contemporary theme applied to the elevations, which is considered to be in accordance with Policy D DM1 and Policies HD4 and HD6 of the Angmering NP.

The Sussex View Character Area looks out eastwards towards Highdown Hill. The dwellings in the Sussex View Character Area would either have red brick elevations, with dark red feature brick detailing;

or cream render with the course brick band at the height of the windows. The roofs would have red roof tiles or brown roof tiles; with predominantly hipped roofs, with boxed eaves, white bargeboards and fascias. "This Character Area creates a positive transition between the countryside and the built development" (Design and Access Statement, page 30). The dwellings in this Character Area would be traditional in style and predominantly for smaller households, comprising apartments, terrace and semi-detached houses and very occasionally detached dwellings. It is considered that the proposed materials and the appearance of the dwellings are appropriate in this character area and comply with Policy D DM1 of the Local Plan and Policy HD4 in terms of materials and Policy HD6 of the Angmering NP.

The Sussex Village Character Area is located in the western part of the development, in close proximity to the Conservation Area. The western part of this Character Area includes a LAP which is proposed to include play equipment, and the site entrance from Weavers Hill includes a lych gate, which is considered acceptable as it would enhance the appearance of the western boundary of the site. "This Character Area provides connectivity and transition (from Weavers Hill) and is tree lined to create a village feel" (Design and Access Statement, page 32). The Sussex Village Character Area is characterised by houses with red-multi brick elevations with contrasting red feature brick detailing; or flint with red brick detailing; or tile hanging to first floor with feature bands; or cream render to the ground floor of selected tile hung houses; three course saw-tooth brick band at window head; and chimneys to selected houses. The roofs would have red, grey or brown roof tiles; hipped and barn hipped roofs; and boxed eaves with white bargeboards and fascias. It is considered that the proposed materials are appropriate in this character area and comply with the Policy HD4 of the Angmering NP. This Character Area comprises predominantly detached houses but there are 4 semi-detached houses included in the mix. Car parking is provided on plot behind the building line. A semi-detached house that was proposed in the Sussex Village Character Area has been removed and it has been re-located in the Avenue Character Area, so that there is a detached dwelling on the plot in the Sussex Village, which is considered to be acceptable as it reduces the number of houses in this character area. It is considered that the proposed materials and the appearance of the dwellings are appropriate in this character area, next to Weavers Hill, and comply with Policy D DM1 of the Local Plan and Policies HD4 and HD6 of the Angmering NP.

A schedule of the proposed materials and detailing is set out on page 42 of the Design and Access Statement which was submitted with the reserved matters application (A/109/20/RES). The proposed materials schedule is considered to be acceptable as it would ensure that the dwellings in each of the Character Areas were visually distinctive and enhanced the appearance of the dwellings and highlighted the differences between the dwellings in the 4 different Character Areas; and the materials would be in compliance with Policy HD4 of the Angmering NP.

It is considered that the four character areas help to provide a mix of varying house types, sizes and styles; unified by some common characteristics and by the overarching landscape structure, in compliance with Policies D SP1 and D DM1 of the Local Plan and Policies HD4, HD5 and HD6 of the Angmering NP.

DESIGN AND FORM OF BUILDINGS

Policy D SP1 of the Local Plan requires "all development proposals should be of good quality and demonstrate a high standard of design". Policy HD5 of the Angmering NP also relates to the built form.

Paragraph 124 of the National Planning Policy Framework (NPPF) says: "the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 16 of the National Design Guide states: "well-designed places and buildings come about

when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This 'story' will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application."

The Arun Design Guide Supplementary Planning Document (SPD), is a draft with consultation undertaken in early 2020 with adoption expected later in the year. The guide promotes good design through setting out key design objectives including the development of a design rationale which should draw upon the results of a site appraisal in order to justify the reasoning behind key design decisions for the proposed development.

The Design and Access Statement which was submitted with the reserved matters application (A/109/20/RES) sets out how the proposed residential development accords with the provisions of the Arun Design Guide and explains how this has been achieved in terms of site appraisal and the development of a design rationale, within the parameters set out the outline planning stage (A/99/17/OUT). The Statement demonstrates how the proposed residential development accords with the National Design Guide and the emerging Arun Design Guide SPD.

The Design and Access Statement says "the architectural style is predominantly traditional with the wide uses of architectural details and building materials that are exhibited locally. This will be the guiding rationale for the development". (Design and Access Statement, 2020 page 9). The Design and Access Statement also sets out how the proposed development complies with the Building for Life criteria.

The design and layout of the proposed residential development was based on a Concept Plan, which is set out in the reserved matters Design and Access Statement, that recognises the constraints and opportunities and provides the framework for the detailed design work. It is considered that the Concept Plan has helped in the development of the design ethos for this residential development, to ensure that it complies with Policy HD5 in the Angmering NP..

IMPACT ON THE SOUTH DOWNS NATIONAL PARK

The statutory purposes of the National Park are:

- 1) to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and
- 2) to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

It is a duty of the LPA to assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Paragraph 172 of the NPPF (July 2018) sets out the Duty of Regard for LPAs when dealing with planning applications within or affecting the setting of a National Park: "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks". Policy HD5 of the ANP says: "New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park."

Policy LAN DM1 of the Local Plan says that "development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations".

Policy EH2 of the Angmering NP says "new development within land adjoining the National Park, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design."

Concerns about the visual impact of the proposed residential development on the South Downs National Park have been raised by SDNPA and APC. The Landscape and Visual Impact Assessment which was submitted at the outline planning stage informed the Parameters Plans and it was one of many considerations as part of the current reserved matters application. This is in addition to the approved Design and Access Statement with which this reserved matters application needs to be 'in general accordance' with. The proposed development has been assessed to ensure that it accords with both the Parameters Plans and Design and Access Statement approved at the outline planning stage.

The Committee Report for the outline planning application (A/99/17/OUT) considered visual impact before outline planning permission was granted, stating that built development is currently visible from Highdown Hill which is located in the National Park, to the east of the A280, and is an established part of the landscape character. The Landscape and Visual Impact Assessment, 2020, which accompanied the reserved matters application considers the site in the context of the proposal and the surrounding landscape and it is considered that the proposed materials, the scale (two storey development i.e. below the parameters allowed) and the landscaping around the site would help integrate the development into the surrounding landscape.

Revised plans have been submitted with the reserved matters application enhancing the quantum and depth of the landscape belts on the boundaries of the site, and there is landscaping within the site. The revised Landscape Masterplan (Drawing No. JBA 18109-SK01 Rev. J) comprises a comprehensive planting scheme along the boundaries and throughout the development, including both green and blue infrastructure. It is considered that the proposed landscape masterplanning of the site would ensure that this is a landscape-led development, in accordance with the approved parameters plans at the outline planning stage, to the satisfaction of the Local Planning Authority, in accordance with Policy LAN DM1 of the Local Plan and Policy EH2 of the Angmering NP.

RESIDENTIAL AMENITY

Section G.03 (Layout & Plot Size) of the Arun Design Guide states the need to: "create an appropriate layout for new development, integrating it with its surroundings. Clarity of layout should be achieved through the careful arrangement of buildings and spaces which should take priority over streets and car parking so that highways do not dominate."

The reserved matters Layout Plan (Drawing Number PLN-1-1101 Rev. AE) identifies houses on Plots 33 and 36-42 inclusive that are set back behind a 3-4 metre wide planted buffer along the boundary of the site with houses on The Avenals (i.e. 'Meadow End', 'Walnuts', 'Ty Gwyn', 'Harcourt' and 'The Malt House'). The revised Enclosure Plan (Drawing No. 1107 Rev. T) shows the provision of a 1.8 metre high close boarded fence along the boundary of the houses which would back onto the existing houses on The Avenals, which is considered to be acceptable in terms of providing privacy to the existing neighbouring residents. The rear elevation of the proposed dwelling on Plot 38 would be 23.0 metres from the rear elevation of the detached house ('Ty Gwyn') on The Avenals, which is the closest of all of the dwellings. A stand-off distance of 23.0 metres is considered to be acceptable and it is considered that this stand-off distance would not lead to overlooking or overbearing impacts or the undue loss of privacy for the existing residents of the houses on The Avenals. In addition, the houses in the western part of the development would be located more than 30 metres from the boundary of the site with Weavers Hill. Consequently, it is considered that the proposed residential development would be acceptable on the amenities of neighbouring properties along the western side of Weavers Hill in terms of there being no materially adverse overlooking or overbearing impacts given the distance to the site boundary and the siting of the proposed houses.

Initially a close boarded fence was proposed along the rear gardens of Plots 1 to 16 inclusive along the boundary of the site with Avenals Farm, Avenals Cottage, Avenals Barn and the Stables, with a 2.0 metre landscape belt on the eastern side of the close boarded fencing. It is considered that the proposed residential development needs to be screened visually from the existing dwellings at Avenals Farm so as to ensure that there is no loss of privacy for the existing residents. Revised landscaping plans have been submitted which propose the provision of the landscape belt directly facing Avenals Farm; and the provision of close boarded fencing to the east of the landscape belt. Provision has also been made on the Landscape Masterplan for a maintenance strip to be provided on land to the west of the landscape belt, within the application site. The provision of this maintenance strip within the site is considered to be necessary to ensure that the landscape belt is managed and maintained.

The southern boundary of the site with the Spotted Cow Public House on High Street would have a 10.0 metre wide landscaped amenity area, which would increase to 20.0 metres between the public house and the proposed houses on Plots 54, 55 and 63. Additional tree planting could not take place immediately adjacent to the existing hedge which runs along the boundary of the Spotted Cow car park as there is an easement which runs across the application site in this location. The width of the proposed landscaped amenity area is considered to be acceptable in this location and it forms an acceptable buffer between the proposed residential development and the Spotted Cow Public House.

The applicant has submitted a schedule of the internal space standards with the reserved matters application ensuring that the houses and the apartment building comply with the Nationally Described Space Standard (NDSS) table (Table 1).

Although there are no adopted standards on rear garden sizes in the Local Plan, the Arun Design Guide provides a standard garden size of 10.5 metres. The reserved matters Layout Plan (Drawing Number PLN-1-1101 Rev. AE) identifies that all of the rear gardens of the houses on the site measure at least 10.5 metres in length; this is to ensure adequate amenity space is provided. The apartment building (Block A) which accommodates Plots 159-167 and the adjacent maisonettes which are sited in the north east corner of the site include enclosed areas comprising private amenity space, which is in line with the requirements of the Arun Design Guide.

Consequently, it is considered that the proposed residential development complies with Policy D DM1(3) of the Local Plan and the Arun Design Guide in terms of the impact on neighbouring residential amenity.

AFFORDABLE HOUSING

The Section 106 Agreement which accompanied the outline planning permission (A/99/17/OUT) requires 50% of the affordable dwellings to be affordable rent and 50% to be shared ownership. To meet the requirements of the Council's Affordable Housing policy and the terms of the Section 106 Agreement, the housing mix has been amended to provide 53 affordable dwellings, which equates to 27 rented 26 intermediate.

The revised affordable housing mix comprises:

Rented

11 x 1 bed dwelling

10 x 2 bed dwelling

5 x 3 bed dwelling

1 x 4 bed dwelling

Total Rented: 27

Intermediate

6 x 1 bed dwelling

10 x 2 bed dwelling

8 x 3 bed dwelling
2 x 4 bed dwelling
Total Intermediate: 26

Consequently, the revised tenure mix complies with the Section 106 agreement.

The affordable dwellings are identified on the amended tenure plan (Drawing No. PLN-1-1104 Rev. T), in small clusters which are pepper potted throughout the development, which are considered to be appropriate, in accordance with Policy AH SP2 of the Local Plan. The apartment buildings on the site are affordable housing and there are no market apartments on the site. This is contrary to policy AH SP2 which requires affordable housing to be visually indistinguishable from market housing.

HOUSING MIX

The 2012 SHMA was the subject of an update in 2016 in which paragraph 6.3 stated that the evidence highlighted a direction towards the provision of 2 and 3 bed units for market units and smaller affordable units. The GL Hearn 2016 update acknowledges at paragraph 6.10 that the analysis clearly shows the different profiles in the different broad tenures with affordable (rented) need being more heavily skewed towards smaller dwellings and market housing predominantly homes with three or more dwellings. Table 29 identifies a suggested broad mix housing by size and tenure for the District. Policy HD3 of the Angmering NP refers to housing mix.

The proposed development comprises the following market (122 market dwellings) and affordable (53 affordable dwellings) housing mix:

- 17 x 1 bed dwellings;
- 35 x 2-bed dwellings;
- 78 x 3-bed dwellings;
- 45 x 4-bed dwellings.

The development comprises detached, semi-detached and terraced houses and 1 apartment building which provide for variety not only in housing size but type. The overall market and affordable mix provides for a range of dwelling sizes from 1, 2, 3 and 4 bed flats and houses. The proposed development delivers over half of the overall scheme as 2 and 3 bed dwellings (i.e. 113 dwellings). This is consistent with the objectives of the SHMA in providing a focus on family housing across a range of housing sizes and types whilst also providing a proportion of smaller 1 bed units overall. However, the proposal includes 26% 4 bed units compared to the recommended proportion of 10-15% in the SHMA update. This departure is justified in terms of the density of the development (32.5 dwellings per hectare). If the plans provided a greater number of smaller units this would increase the density in pockets of the development. This density of the site is important in the consideration of the impact on the character of the village and its relationship with the Conservation Area, on a site on the edge of the village of Angmering. The use of detached dwellings is important to blend out to the western edges of the site towards Weavers Hill.

Policy H DM1 of the Local Plan says that the LPA and developers need to have regard to the latest SHMA. Consequently, it is considered that the housing mix, sizes and tenures in this reserved matter application provides a range of house sizes including family accommodation over a range of dwelling sizes and tenures; and the mix proposed is needed to provide lower density development in the sensitive western part of the site facing Weavers Hill.

IMPACT ON THE CONSERVATION AREA AND THE SETTING OF LISTED BUILDINGS

Angmering Conservation Area

Policy HER DM3 of the Local Plan says "new buildings and structures should acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the

spaces created between buildings".

The impact of the proposed development on the Conservation Area needs to be considered in accordance with paragraph 196 of the NPPF and if there is harm is it substantial or less than substantial, and this needs to be weighed against the public benefits of the proposal.

The site abuts two parts of the conservation area: Weavers Hill and the eastern end of the High Street. Consequently, there are a number of sensitive locations within the application site that are visible from the surrounding area, such as looking from Weavers Hill. The houses would be set back from the frontage with Weavers Hill, an area of landscaped planting is proposed alongside the existing vegetation on the Weavers Hill frontage, and a Local Area of Play (a LAP) would be sited between the landscaped planting and the proposed new houses. Consequently, there would be limited inter-visibility from Weavers Hill and the Conservation Area. As the housing is set back from the road, behind a LAP and landscape planting, it is considered that there would be less than substantial harm.

The revised landscape masterplan and the planting plans showing additional mature planting along the southern boundary of the site adjacent to the Spotted Cow, which would enhance the existing vegetation and screen the views of the new housing from High Street and limit the inter-visibility with the Conservation Area.

In accordance with paragraph 189 of the NPPF, a detailed Heritage Compliance Statement has been prepared which assesses the impact the development has on the setting of nearby Listed Buildings and assesses how this may affect the proposed development. An additional statement has also been prepared which deals with issues raised by the Conservation Officer.

With regard to Paragraph 200 of the NPPF the main consideration is the indirect effect that the proposed residential development could have on the appreciation of the significance of the identified nationally and locally listed buildings and their settings and the setting of the Conservation Area. The principle of residential development on this site was assessed to be acceptable at the outline planning stage and the proposed layout plan accords with the Illustrative Masterplan which was submitted and assessed at the outline planning stage. The Heritage Compliance Statement provides a proportionate, comprehensive and independent professional assessment of the heritage impact of the reserved matters (A/109/20/RES) with direct comparison with the outline planning permission (A/99/17/OUT). The Heritage Compliance Statement identifies heritage assets, assessing their significance before understanding possible mitigation measures to reduce potential impact.

In accordance with paragraph 190 of the NPPF which states that Local Planning Authorities should take account of any necessary expertise. In this case, the Conservation Officer reviewed the application and provided some comments which resulted in amended plans being submitted. He considered that the design of the modern design appearance of the buildings is generally acceptable as long as the quality of the materials used, detailing and references to the local vernacular can be clearly identified within the scheme and this has clearly been achieved.

The proposal has taken account of the policy objectives set out in paragraph 192 of the NPPF by maintaining the significance of the Conservation Area that may be affected by the application proposals. The impact on the Conservation Area has been given great weight in accordance with paragraph 193 of the NPPF. The proposals have sought to minimise and mitigate the impact of the proposals on the significance of the Conservation Area and make a positive contribution to local character by enhancing the setting of the Conservation Area as required by paragraph 192(c) of the NPPF which states Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (February 2019). As such, the public benefits that the development may achieve need to be considered as part of the assessment of the application, along with the contents the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). It is therefore necessary to consider the public benefits that the development may achieve. These include:

- Providing much needed housing to meet the deficit in Arun's 5-year Housing Land Supply (HLS) and affordable housing.
- Benefitting the local economy by bringing in additional customers to the village centre shops and services.
- Benefitting the streets in the vicinity of the site from increased natural surveillance, reducing crime & anti-social behaviour.
- Creating construction jobs.
- Creating new sources of employment and economic activity at the site.
- Additional spending by new residents on local goods & services.

It is acknowledged that this is an allocated strategic site in the Local Plan, with parameters for the development approved at the outline planning stage. The application is considered acceptable in terms of its impact on the setting of the Conservation Area and it is considered compliant with Policy HER SP1 and Policy HER DM3 (a),(d),(e) and (f) of the Arun Local Plan and Policy EH1 of the Angmering NP and the NPPF.

Listed Buildings

Policy HER DM1 says that proposals affecting statutory Listed Buildings will be required to (e) protect and where possible enhance the setting of the building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Whilst there are no statutory Listed Buildings located within the site boundary, a number of Listed Buildings are situated within its immediate vicinity: Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage, Littleworth/Littleworth Cottage, Malt Barn Cottage The Malthouse, The Spotted Cow Public House, Weavers Cottage, Wayside Cottage, White House Cottage/Thatchers, The White House, Avenals Farmhouse, Pigeon House Farm, Ecclesden Manor and Manor Farmhouse.

The submitted Heritage Compliance Statement concludes that "the proposals will replace the fields forming part of the setting of the listed buildings and conservation area, however, the proposed mitigation and design measures provide an appropriate transition between the proposals and the heritage assets to mitigate heritage impact" (Paragraph 4.51 of the Heritage Compliance Statement). The Heritage Compliance Statement concludes that the impact of the proposals on the special architectural and / or historic interest (significance) of the identified heritage assets will remain the same as that concluded in Section 5 of the Heritage Statement (October 2016) which was submitted as part of the approved outline planning application (A/99/17/OUT).

There is a significant amount of development around Avenals Farm which represents a high-density development, which is in contrast to the character of that local area, but the revised Landscape Masterplan proposes substantial tree and hedgerow planting along the western boundary of the site, which will assist in reducing the views of the new housing from the listed buildings; and the proposal to install a post and rail fence along the southern boundary of the internal estate road - in place of the acoustic fencing which was initially proposed, would retain open views from the listed buildings at

Avenals Farm southwards towards High Street. The landscaped buffer would be managed by the management company which would be set up as part of the Section 106 Agreement.

The boundary to Weavers Hill would include additional mature tree and hedgerow planting which would have a greater impact in terms of screening the new houses from the commencement of the development; helping to reduce the inter-visibility between the scheme and the listed building.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (February 2019). As such, the public benefits that the development may achieve need to be considered as part of the assessment of the application, along with the contents the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

It is therefore necessary to consider the public benefits that the development may achieve. These include:

- Providing much needed housing to meet the deficit in Arun's 5-year Housing Land Supply (HLS) and affordable housing.
- Benefitting the local economy by bringing in additional customers to the village centre shops and services.
- Benefitting the streets in the vicinity of the site from increased natural surveillance, reducing crime & anti-social behaviour.
- Creating construction jobs.
- Creating new sources of employment and economic activity at the site.
- Additional spending by new residents on local goods & services.

In conclusion, in terms of listed buildings it is acknowledged that this is an allocated strategic site in the Local Plan, with parameters for the development approved at the outline planning stage. There would be an impact on the setting of the Listed Buildings resulting from the development proposed. Overall, the proposal does cause some harm to the Heritage Assets, but this level is such that the impact can be described as leading to less than substantial harm.

It is considered that the public benefits sufficiently outweigh the harm caused to the listed buildings and the proposal is therefore compliant with Policy HER DM1 and Policy HER SP1 of the Local Plan and the NPPF.

BIODIVERSITY

Condition 10 which was imposed on the outline planning permission (A/99/17/OUT) required a Schedule of Works to be submitted for approval, based on the recommendations within the submitted Preliminary Ecological Appraisal Report. The Schedule of Works should include details and locations of bird, bat and barn owl boxes, and log piles provided on the site; a badger survey and measures to minimise the disturbance of badgers; and details of compensatory and additional tree planting. This ecological information will be submitted in a discharge of condition application following the determination of this reserved matters application (A/109/20/RES) as it includes details of compensatory boundary habitat planting and wildflower meadow planting and boundary features to measure at least 5.0 metres width for the majority of the site to allow for commuting badgers, which would be an inherent part of the proposed layout of the site. The landscaped buffer along the eastern boundary of the site, together with the Black Ditch at the northern end of the site would provide corridors for commuting badgers; and the enhanced landscaping with the associated maintenance strip along the western boundary of the site; and the planting on the frontage with High Street would provide ideal corridors for commuting badgers. The ADC Ecological Advisor is satisfied with the information submitted with this reserved matters application in terms of the ecology.

EXTERNAL SPACE STANDARDS

The Layout Plan (Drawing Number PLN-1-1101 Rev. AD) shows all houses with rear gardens that measure at least 10.5 metres in length, which is acceptable to ensure adequate amenity space is provided and is in compliance with the Arun Design Guide. The apartment building is provided with sufficient private amenity space on the Layout Plan (Drawing Number PLN-1-1101 Rev. AE), which is acceptable in terms of residential amenity. The site layout includes 20 metre back to back stand-off distances and 11 metre side-on-back distances, which are considered to be acceptable.

INTERNAL SPACE STANDARDS

Policy D DM2 of the Local Plan sets out that the LPA will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

The floor plans of each house and the apartment building where it specifies the number of bedrooms, the occupancy and the square metres of floor space have been cross referenced with the Nationally Described Space Standard (NDSS) table (Table 1). The minimum gross internal floor areas of all of the houses and the 2 apartment buildings on the application site comply with Policy D DM2 and meet the NDSS requirements.

CLIMATE CHANGE

Policy ECC SP1 of the Local Plan says: "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 in biodiversity". Policy ECC SP2 of the Local Plan says: "All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable".

Condition 16 which was imposed on the outline planning permission required the submission of details demonstrating at least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources; and not just from a fabric first approach. Details to be submitted for compliance with the condition would include the detailed Standard Assessment Procedure (SAP) calculations (once detailed construction design has been undertaken) together with a timetable for how the 10% decentralised energy will be achieved on the site. All of the dwellings on the site would incorporate up-to-date building regulations (i.e. fabric first).

The proposed east/west orientation of houses on Plots 6-17, 18-20, 21 & 25, 31-34, 43-54, 56 & 57, 60-63, 73-76, 95, 99-104, 109-111, 123-126, 134-149, 150-155 and 168-178 inclusive would ensure maximum solar gain and would comply with Policy ECC SP1 of the Local Plan. The north/south orientation of the remaining houses and the apartment building on the site would not ensure maximum solar gain and would not comply with Policy ECC SP1 of the Local Plan.

The layout of the houses and the apartment building on the application site was predicated on the indicative layout plan which was approved at the outline planning stage A/99/17/OUT; and the site constraints including the shape of the site and the fact that the northern part of the site is undevelopable due to the presence of the Black Ditch. The majority of dwellings are orientated east/west and therefore, on balance the layout makes all reasonable endeavours to achieve maximum solar gain.

SUMMARY

This reserved matters application seeking approval for appearance, scale, layout and landscaping is considered to be acceptable. It is considered that the proposed residential development would result in a well designed, high quality, landscape-led scheme which seeks as far as possible to integrate itself with the existing new developments in Angmering, and reflects the local vernacular. Whilst there are some elements of the scheme which don't fully comply with policy, as set out above, these are considered to

be outweighed by the overall benefits of the scheme which will ensure the delivery of housing on a strategic allocation.

RECOMMENDATION

It is therefore recommended that this application for reserved matters is approved and the following conditions be imposed.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

A Section 106 Agreement was imposed at the outline planning stage (A/99/17/OUT) which contained planning obligations regarding a highways contribution, early years, primary, secondary and further education contributions, a library contribution, a fire and rescue contribution, the provision of LEAPs and LAPs, a sports hall contribution, swimming pool contribution, a contribution to artificial pitches and a contribution towards the re-location of the skatepark, the BMX track and the fitness trail.

A Deed of Variation is required to amend the Section 106 Agreement which was imposed on the outline planning permission (A/99/17/OUT), relating to the provision of six Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) provided on the site. This reserved matters application proposes a 'Super LEAP' which is the equivalent of 4 x LAPs and a LEAP. The fifth LAP is proposed in the western part of the site next to the Lych Gate on Weavers Hill, and the sixth LAP is proposed in the southern part of the site next to the attenuation basin adjacent to the Spotted Cow Public House.

RECOMMENDATION

APPROVE CONDITIONALLY

1

1.The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

- Drawing No. PLN-1-1101 Rev. AE - Planning Layout
- Drawing No. PLN-1-1102 Rev. AA - Materials Layout
- Drawing No. PLN-1-1103 Rev. N - Heights Layout
- Drawing No. PLN-1-1104 Rev. T - Tenure Layout
- Drawing No. PLN-1-1105 Rev. N - Parking Layout
- Drawing No. PLN-1-1106 Rev. O - Refuse Layout
- Drawing No. PLN-1-1107 Rev. T - Enclosures Layout
- Drawing No. PLN-1-1108 Rev. A - Location Plan
- Drawing No. PLN-1-2201 Rev. B - Type 204, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2102 Rev. B - Type 204, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2202 Rev. A - Type 204, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2103 Rev. A - Type 204, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2104 Rev. A - Type 204, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2203 Rev. A - Type 204, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2105 Rev. A - Type 204, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2204 Rev. B - Type 312, Floor 7 Roof Plans - Style 2
- Drawing No. PLN-1-2106 Rev. B - Type 312, Elevations - Style 2 - Board
- Drawing No. PLN-1-2246 - Type 331, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2183 - Type 331, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2247 - Type 341, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2184 - Type 341, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2205 Rev. B - Type 341A, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2107 Rev. B - Type 341A, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2108 Rev. B - Type 341A, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2206 Rev. A - Type 341A, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2109 Rev. A - Type 341A, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2110 Rev. B - Type 341A, Elevations - Style 2 Board
- Drawing No. PLN-1-2207 Rev. B - Type 341A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2111 Rev. B - Type 341A, Elevations - Style 3 - Render
- Drawing No. PLN-1-2208 Rev. B - Type 341A, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2112 Rev. B - Type 341A, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2113 Rev. B - Type 341A, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2114 Rev. A - Type 341A, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2209 Rev. B - Type 382, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2116 Rev. B - Type 382, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2210 Rev. B - Type 382, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2117 Rev. B - Type 382, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2118 Rev. B - Type 382, Elevations - Style 2 - Board
- Drawing No. PLN-1-2211 Rev. B - Type 382, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2119 Rev. B - Type 382, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2120 Rev. A - Type 382, Elevations - Style 3 - Board
- Drawing No. PLN-1-2212 Rev. B - Type 382, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2121 Rev. B - Type 382, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2214 Rev. C - Type 403, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2124 Rev. A - Type 403, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2125 Rev. B - Type 403, Elevations - Style 2 - Board
- Drawing No. PLN-1-2215 Rev. C - Type 403, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2126 Rev. B - Type 403, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2216 Rev. C - Type 403, Floor & Roof Plans - Style 4

- Drawing No. PLN-1-2128 Rev. B - Type 403, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2218 Rev. B - Type 418, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2130 Rev. B - Type 418, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2131 Rev. A - Type 418 Elevations - Style 4 - Flint
- Drawing No. PLN-1-2219 Rev. A - Type 433, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2132 Rev. B - Type 433, Elevations - Style 2 -Board
- Drawing No. PLN-1-2220 Rev. A - Type 433, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2134 Rev. A - Type 433, Elevations - Style 3 - Board
- Drawing No. PLN-1-2221 Rev. B - Type 433, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2135 Rev. A - Type 433,Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2136 Rev. A - Type 433, Elevations - Style 4 - Tile & Render
- Drawing No. PLN-1-2222 Rev. A - Type 433, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2137 Rev. B - Type 433, Elevations - Style 4 - Flint
- Drawing No. PLN-1-2224 Rev. B - Type 442, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2139 Rev. B - Type 442, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2225 Rev. A - Type 442, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2140 Rev. A - Type 442, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2226 Rev. B - Type 456, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2141 Rev. A - Type 456,Elevations - Style 2 - Brick
- Drawing No. PLN-1-2142 Rev. B - Type 456, Elevations - Style 2 - Board
- Drawing No. PLN-1-2227 Rev. A - Type 456, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2143 Rev. A - Type 456, Elevations - Style 3 - Board
- Drawing No. PLN-1-2228 Rev. B - Type 456, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2144 Rev. B - Type 456, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2145 Rev. A - Type 456, Elevations - Style 4 - Flint
- Drawing No. PLN-1-2229 Rev. C - Type 469, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2146 Rev. B - Type 469, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2230 Rev. C - Type 469, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2147 Rev. B - Type 469, Elevations - Style 2 - Board
- Drawing No. PLN-1-2231 Rev. B - Type 469, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2148 Rev. A - Type 469, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2232 Rev. C - Type 469, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2149 Rev. A - Type 469, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2150 Rev. B - Type 469, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2151 Rev. B - Type 469, Elevations - Style 4 - Tile & Render
- Drawing No. PLN-1-2152 Rev. B - Type 469, Elevations - Style 4 - Flint
- Drawing No. PLN-1-2233 Rev. A - Type 60 & 61,Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2153 Rev. A - Type 60 & 61, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2154 Rev. A - Type 60 & 61, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2234 Rev. B - Type 58 & 59, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2155 Rev. B - Type 58 & 59, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2235 Rev. B - Type 58 & 59, Floor & Roof Plans - Style 3 - Board
- Drawing No. PLN-1-2156 Rev. B - Type 58 & 59, Elevations - Style 3 - Board
- Drawing No. PLN-1-2236 Rev. C - Type 51, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2157 Rev. C - Type 51, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2159 Rev. C - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2160 Rev. B - Type 51, Plans & Elevations - Style 3 - Board
- Drawing No. PLN-1-2237 Rev. B - Type 52, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2161 Rev. B - Type 52, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2239 Rev. C - Type 52A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2165 Rev. C - Type 52A, Elevations - Style 3 - Render
- Drawing No. PLN-1-2167 Rev. B - Type 55, Plans & Elevations Style 3 - Board

- Drawing No. PLN-1-2240 Rev. C - Type 54, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2168 Rev. B - Type 54, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2241 Rev. B - Type 403A, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2170 Rev. A - Type 403A, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2242 Rev. B - Type 403A, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2171 Rev. B - Type 403A, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2172 Rev. A - Type 403A, Elevations - Style 2 - Board
- Drawing No. PLN-1-2243 Rev. B - Type 403A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2173 Rev. B - Type 403A, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2174 Rev. A - Type 403A, Elevations - Style 3 - Board
- Drawing No. PLN-1-2175 Rev. A - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2176 Rev. A - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2177 - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2178 - Type 403A, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2179 - Type 52A, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2244 - Type 52A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2180 - Type 52A, Elevations - Style 3 - Board
- Drawing No. PLN-1-2181 - Type 54, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2245 - Type 58 & 59, Floor & Roof Plans - Style 3 - Board
- Drawing No. PLN-1-2182 - Type 58 & 59, Elevations - Style 3 - Board
- Drawing No. PLN-1-3000 Rev. E - Block A, Ground Floor Plan - Style 3
- Drawing No. PLN-1-3001 Rev. E - Block A, First Floor Plan - Style 3
- Drawing No. PLN-1-3003 Rev. H - Block A, Roof Plan - Style 3
- Drawing No. PLN-1-3004 Rev. J - Block A, Front Elevation - Style 3
- Drawing No. PLN-1-3005 Rev. J - Block A, Side Elevation - Style 3
- Drawing No. PLN-1-3006 Rev. J - Block A, Rear Elevations - Style 3
- Drawing No. PLN-1-3011 Rev. D - Block A, Side Elevation - Style 3
- Drawing No. PLN-1-3700 Rev. A - Garages - Single, Plans & Elevations
- Drawing No. PLN-1-3701 Rev. A - Garages - Pair, Plans & Elevations
- Drawing No. PLN-1-3702 Rev. A - Garages - Double, Plans & Elevations
- Drawing No. PLN-1-3800 - Bin & Cycle Stores, Plans & Elevations
- Drawing No. PLN-1-3801 - Sub Station, Plans & Elevations
- Drawing No. PLN-1-1150 Rev. C - Streetscenes
- Drawing No. PLN-1-1151 Rev. E - Streetscenes
- Drawing No. PLN-1-1152 Rev. B - Streetscenes
- Drawing No. PLN-1-1153 Rev. A - Streetscenes
- Drawing No. JBA 18109-SK01 Rev. J - Landscape Masterplan.
- Drawing No. JBA 19-283 01 Rev. F - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 02 Rev. F - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 03 Rev. F - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 04 Rev. F - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 05 Rev. F - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 06 Rev. G - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 07 Rev. G - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 08 Rev. G - Landscape and Public Open Space Plans
- Drawing No. Q6612 Rev. F - Local Equipped Area for Play
- Drawing No. A290-RM-101 P5 - General Arrangement Sheet 1
- Drawing No. A290-RM-102 P5 - General Arrangement Sheet 2
- Drawing No. A290-RM-111 P6 - Long Sections Sheet 1
- Drawing No. A290-RM-112 P6 - Long Sections Sheet 2
- Drawing No. A290-RM-113 P4 - Long Sections Sheet 3
- Drawing No. A290-RM-114 P5 - Long Sections Sheet 4

- Drawing No. A290-RM-401 P5 - Engineering Layout Sheet 1
- Drawing No. A290-RM-402 P5 - Engineering Layout Sheet 2
- Drawing No. A290-RM-610 P1 - Highway Construction Details
- Drawing No. A290-RM-701 P5 - Materials Sheet 1
- Drawing No. A290-RM-702 P5 - Materials Sheet 2
- Drawing No. A290-RM-801 P5 - Large Refuse Vehicular Tracking Sheet 1
- Drawing No. A290-RM-802 P5 - Large Refuse Vehicular Tracking Sheet 2
- Drawing No. A290-RM-803 P5 - Fire Tender Vehicular Tracking Sheet 1
- Drawing No. A290-RM-804 P5 - Fire Tender Vehicular Tracking Sheet 2
- Drawing No. A290-RM-805 P5 - Parking Court Tracking Sheet 1
- Drawing No. A290-RM-806 P5 - Parking Court Tracking Sheet 2
- Transport Statement (Ref. A290-R004 Rev. E)
- Supplemental Planning Statement (October 2020)
- Design and Access Statement, prepared by AAP Architecture.
- Landscape Design Strategy, Angmering, Rev. G, October 2020, prepared by James Blake Associates (Ref. JBA 19_283-Doc1).
- Typical Street Tree Pit Detail (Ref. JBA 19_283-DT1).
- Visuals Rev. A (Ref. JBA 19_283-Doc2).
- Arboricultural Impact Assessment AR01 Rev. B (Ref. JBA 19-283).
- Arboricultural Method Statement AR02 Rev. B (Ref. JBA 19-283).
- Angmering Landscape Management Plan Rev. B (Ref. JBA 19_283-LMP1)
- Supplemental Heritage Compliance Statement, 30th November 2020, prepared by JLL Heritage & Townscape.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No development above damp proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and been approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 No dwelling shall be occupied until the road(s), footways, and parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 the Arun Local Plan.

- 4 No dwelling shall be occupied until the garage for that dwelling shown on the approved plans has been constructed and provided for the dwelling to which it relates. The garage shall not be used for any purpose other than the parking of vehicles and for domestic storage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 5 No dwelling shall be first occupied until covered and secure cycle parking spaces serving that dwelling have been provided.

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1 and Policy T DM1 of the Arun Local Plan.

- 6 Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 7 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plans, dwg nos. JBA 19/283 TPO1, JBA 19/283 TPO2, JBA 19/283 TPO3, - Rev B.

All activity at the site is to be carried out in strict accordance with the Arboricultural Method Statement, JBA 19/283 AR02 Rev B, 13 November 2020. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Any tree pruning considered essential to enable the agreed development or subsequently agreed with the local planning authority Tree Officer, must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with Policy ENV DM4 of the Arun Local Plan.

- 8 INFORMATIVE: No excavations, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.
- 9 INFORMATIVE: If the applicant wishes to offer for adoption the sewers, will have to comply with Sewers for Adoption 7th Edition. A formal application under Section 104 is required to be submitted and approved by Southern Water before implementing on site.
- 10 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local

Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.