



Planning Statement Land at Dappers Lane, Angmering

Prepared for Hobden Asset Management Ltd
29th October 2013
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Planning Statement

1. Introduction

1.1 This Planning Statement has been prepared in support of an outline planning application for the demolition of 'Broadlees' and the erection of up to 27 x 2 bedroom age restricted cottages, a 60 bedroom care home, a manager's cottage and guest suite, and associated car parking. All matters are reserved except for access.

1.2 The report sets out the details of the scheme and assesses its compliance against relevant planning policy objectives.

1.3 The planning application comprises the following documents:

- Application Form
- Site Location Plan
- Indicative Layout Plan
- Indicative Street Elevation Plan
- Site Survey Plan
- Planning Statement
- Design & Access Statement
- Transport Planning Statement
- Stage 1 Road Safety Audit
- Flood Risk Assessment
- Biodiversity Checklist
- Landscape Character & Visual Impact Assessment Report
- Ecology Phase 1 Habitat Survey Report
- Arboricultural Report
- Draft S106 Heads of Terms

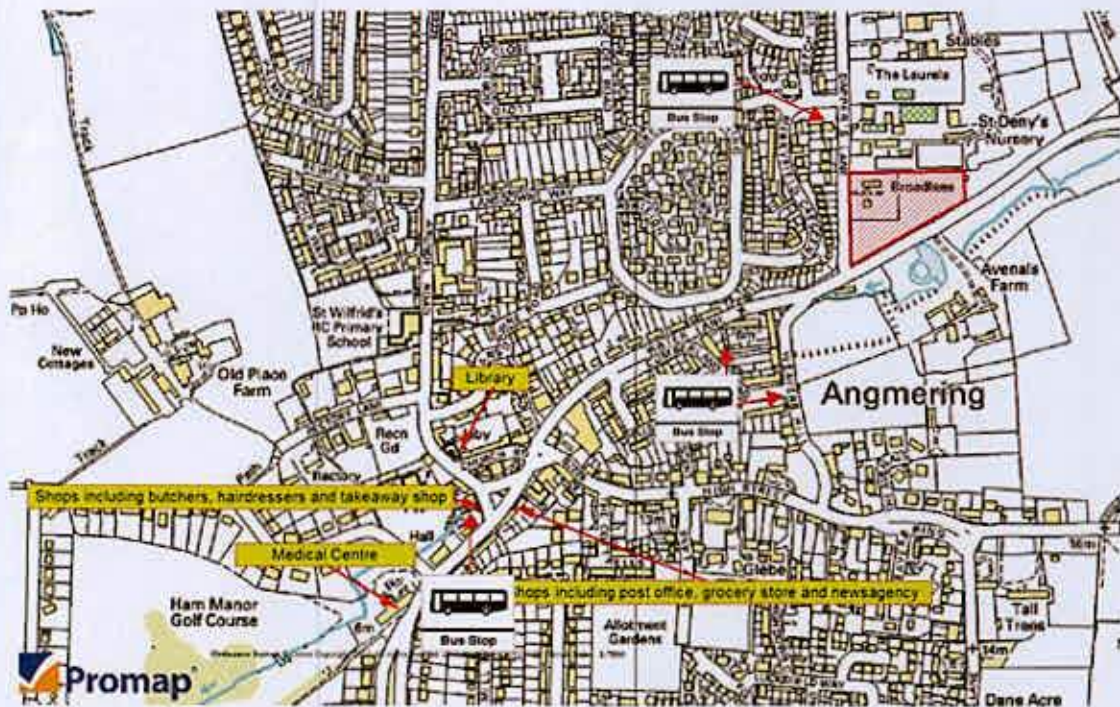
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2. Site Description

- 2.1** The site extends to 1.3 hectares and is located on the junction of Dappers Lane and Water Lane in Angmering. The site has an existing access directly from Dappers Lane.
- 2.2** The site is bounded to the south by Water Lane which connects Angmering with the A280 Angmering bypass. The boundary to Water Lane has a thick belt of established vegetation and the land itself is at a higher level than the road, reducing the prominence of the site from Water Lane.
- 2.3** The site comprises three main components. The southern-most part of the site is overgrown and vacant, and in the past has had two separate planning permissions for a Medical Centre (Planning Application Refs A/86/00 and A/95/01). At the time there were some concerns relating to access as the bypass was yet to be completed. However, the completion of the bypass has led to a reduction in traffic levels in Water Lane and therefore the volume of traffic passing the junction with Dappers Lane. Also the proposed access is now further north in Dappers Lane.
- 2.4** These permissions were not implemented following the construction of the new Angmering Medical Centre on an alternative site on Station Road.
- 2.5** In the northern section of the site is a dwelling known as Broadlees and outbuildings associated with it. The dwelling is a detached property of no particular architectural merit. The outbuildings consist of a former pack house and boiler house associated with glasshousing which once occupied the land to the east.
- 2.6** The third part of the site is an area of former glasshousing/horticultural use. The former glasshouses have been demolished and the land leveled and grassed.
- 2.7** The site is well located in relation to the village centre, being 600m away from shops which include a food store, post office counter, newsagents, hairdressers, butchers and other shops. In addition the medical centre and library are within 700m. All of these can be accessed on foot through the provision of a new footpath on the east side of Dappers Lane which would link the site with the existing footpath on the north of Water Lane which leads directly to the village centre.

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- 2.8 There are bus stops close by on Weavers Hill and Merryfield Crescent, and Water Lane linking the site with Angmering train station, Rustington, Littlehampton and Worthing (hourly bus service), and Arundel and Chichester (daily bus service).
- 2.9 The various facilities are identified on the map below:



Shops and Services within 700 metres

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3. Proposed Development

- 3.1** Outline planning consent is sought will all matters reserved except for access.
- 3.2** An indicative layout plan has been prepared to show how the site could be developed which comprises 27 x 2 bedroom age restricted cottages, laundry room, manager's cottage and guest suite, and a core care block comprising up to 60 nursing beds.
- 3.3** The applicant has identified an underprovided gap in the facilities available for local elderly residents in need of varying elements of care. The traditional model is of market provision of sheltered housing for semi-independent retired people, with public or private nursing home care for those in need of 24 hour onsite care. The proposed scheme for the application site is a combination of "front door" independence and "back door" care, supported by a full range of qualified nursing provision.
- 3.4** The cottages would be single storey. The manager's accommodation would be 1.5 storey and located fronting Dappers Lane where there are two storey properties. The cottages would be age restricted, with at least one person in each couple being 55+ years of age, to cater for a specific identified need.
- 3.5** The care block would be a maximum of 2 storeys.
- 3.6** The concept for the development is centred on a core building (care block) providing communal facilities eg. restaurant, administration and closed care nursing beds, with satellite cottage units. Cottage units will be available for semi-independent persons, both single people and couples, and will be provided with cooking and laundry facilities. However, the communal facilities will also be available to these residents to cater for changing needs.
- 3.7** The arrangements are flexible to allow residents to remain in semi-independent occupation for as long as possible. A particular advantage of the care unit is that should an individual or a partner become in need of more intensive assisted living, then he or she can move either temporarily or permanently from the cottage into the closed care facility on site, minimising the disruption in their lives and reducing the stress of a move to an entirely different location at a vulnerable point in their lives. The arrangement is particularly suited where one partner in a couple becomes in need of greater care, as it allows couples to continue to live within the same overall facility, which is of benefit both to the couple and to the families visiting them.

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- 3.8** This model is supported by social services departments and helps to reduce the demands on NHS nursing facilities and on the Health Service generally. It is also welcomed by families as the cottages are made available on a leasehold basis which means they can be retained as an asset within the family.
- 3.9** A total of 52 car parking spaces is proposed. 19 car parking spaces would serve the care home, 31 spaces would serve the cottages, and 2 spaces would serve the manager's accommodation.
- 3.10** 4 cycle parking spaces will be provided for the care home staff in the form of covered Sheffield type stands. The residential cottages will also be provided with cycle parking within each curtilage.
- 3.11** In addition, a new section of footpath would be provided on the eastern side of Dappers Lane to provide a continuous pedestrian link between the application site and village centre where a wide range of shops, services and medical facilities are located.
- 3.12** In order to achieve the appropriate visibility splays, and to provide the new section of footpath, the removal of some trees will be necessary. An Arboricultural Report is submitted with the application which confirms that the trees proposed for removal are not significant.

Why Angmering?

- 3.13** Research has identified a significant level of demand for this type of facility in West Sussex. Angmering in particular is considered to be a suitable location with just over half the population being over the age of 50. Angmering also has a good range of facilities all of which are within walking distance to the site.
- 3.14** In addition the proposed development would provide much needed skilled and unskilled jobs which is an important factor given rising unemployment levels. and the higher than national unemployment rate in Arun. A significant number of jobs, estimated to be 70 full time/full time equivalent positions, would be created by the scheme including nursing, catering, administration, gardening and maintenance.

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4. Planning Policy

4.1 Introduction

4.1.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Following the revocation of the former South East Plan 2009 in March 2013, the statutory development plan for this district for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 now comprises the Arun District Local Plan adopted in 2003 (ADLP). The National Planning Policy Framework is also a material consideration.

4.1.2 This section sets out the policies of relevance to this planning application.

4.2 National Planning Policy

4.2.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and is a material consideration in the determination of planning applications. For 12 months from the date of publication, decision-takers may continue to give full weight to relevant local planning policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and after this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

4.2.2 Paragraph 47 of the NPPF requires a 5 year housing land supply with an additional 5% buffer to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.

4.2.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the planning authority cannot demonstrate a 5 year supply of deliverable housing sites.

4.2.4 Paragraph 14 states that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the NPPF indicate development should be restricted.

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- 4.2.5 Further, paragraphs 14, 17, 186 & 187 of the NPPF make it clear that development should be viewed positively where it offers economic and social benefits particularly where there are no specific environmental policies which restrict development.
- 4.2.6 Paragraphs 18 and 19 refer to the Government's commitment to securing economic growth in order to create jobs and prosperity, and to ensuring the planning system does everything it can to support sustainable economic growth.

4.3 Local Planning Policy

Arun District Local Plan

- 4.3.1 The Arun District Local Plan (ADLP) was adopted in 2003 with a base date for the purposes of housing policy of 1996 and an end date of 2011.
- 4.3.2 The Planning and Compulsory Purchase Act 2004 required that the 2003 Local Plan be replaced with a new local development framework by 2007 but this never took place so the, then, Secretary of State issued a direction which enabled a number of the ADLP Policies to be 'saved' for use beyond 2007. Policies which were not "saved" no longer form part of the development plan and those policies "saved " for use beyond 2007 which are relevant in this case are considered to be:

GEN 2 - Built-up Area Boundary

GEN3 - Protection of the Countryside

GEN 5 - Provision of New Residential Development

GEN7 - The Form of New Development

GEN 8 - Development and the Provision of New Infrastructure

GEN9 - Foul and Surface Water Drainage

GEN 14 - Public Transport

GEN 15 - Cycling and Walking

GEN 20 - Provision of Public Open Space within New Development

DEV 17 - Affordable Housing

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DEV 21 - Accommodation Restricted to Occupation by the Elderly

- 4.3.3 Taken together GEN 2 "Built-up Area Boundary", GEN3 "Protection of the Countryside", GEN 5 "Provision of New Residential Development" and DEV 17 "Affordable Housing" provided an open market and affordable housing requirement, location and delivery strategy for the district in the period 1996 – 2011.
- 4.3.4 Saved ADLP Policy GEN 5 "Provision of New Residential Development" "was predicated on long since superseded national and regional planning policy but following examination and adoption it set out a housing requirement (8,700 dwellings) for the district and how that requirement would be delivered and met for the period 1996 – 2011. This "saved" policy is, therefore, the only remaining element of the current development plan against which past housing delivery for the period 2001 - 2011 can be assessed.
- 4.3.5 Saved ADLP Policy GEN 2 defined the most sustainable settlements (in terms of the facilities and services they provide) in Arun District by way of a built up area boundary and one of the main functions of the policy was to identify those settlements within which residential development to meet housing needs for the period 1996 – 2011 could be accommodated.
- 4.3.6 Saved ADLP Policy GEN 3 identified all land outside of defined built up area boundaries as "countryside" and makes it clear that any development (but most notably residential development) which did not need to be located in the "countryside" as defined would be resisted as a matter of principle. This approach was predicated on the plan's overall strategy which was to direct the bulk of new housing required to meet housing needs in the district for the period 1996 – 2011 to previously developed land sites within defined sustainable settlement boundaries and the assumption that the housing requirements of the plan could be addressed without the need to use or identify greenfield land outside defined built up areas for these purposes.
- 4.3.7 Saved ADLP Policy GEN7 "The Form of New Development" seeks to protect and enhance the quality of the environment by ensuring that planning permission will only be granted for schemes displaying high quality design and layout. The policy states that development will be permitted provided it:
- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;

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- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

4.3.8 Saved ADLP Policy GEN 8 "Development and the Provision of New Infrastructure" seeks to ensure the proper provision of infrastructure and services in relation to new development and states that permission may be granted subject to the development being phased in step with such provision by a landowner, developer or service provider and that the Local Planning Authority may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision (defined as being land, works, community facilities and other specific investments for the delivery of services and amenities required by the occupiers of the development including public open space, education, health, community and utility facilities, as well as roads, public transport, water supply and sewers, to meet the needs of the occupiers or users of the development).

4.3.9 Saved ADLP Policy GEN9 "Foul and Surface Water Drainage" seeks to prevent adverse harm to the water environment in terms of pollution and flooding, and to minimise the risks to life and property in vulnerable areas by stating that planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development and that the use

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of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate should be considered.

- 4.3.10 Saved ADLP Policy GEN 14 "Public Transport" seeks to help ensure the provision of an effective public transport system in the interests of sustainability by stating that the Council will support the provision of comprehensive public transport services throughout the District, and encourage improvements to be made to services wherever possible and where appropriate, new development will be required to make provision for public transport facilities so that where new development can only take place with improvements to public transport services, or such improvements would be likely to influence desirable travel patterns, the Local Planning Authority will seek contributions towards the cost of improvements.
- 4.3.11 Saved ADLP Policy GEN 15 "Cycling and Walking" seeks to enhance the provision of safe facilities for cyclists and pedestrians by stating that the Council will work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks and that where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area.
- 4.3.12 Saved ADLP Policy GEN 20 "Provision of Public Open Space within New Development" seeks to ensure that new development meets its own needs and does not exacerbate existing deficiencies in open space in the District by stating that residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development.
- 4.3.13 Saved ADLP Policy DEV 17 sets out the Council's, then applicable, requirements for all residential schemes on sites of 0.8 hectares or more to make provision for affordable housing (then defined as being a mix of social and low cost housing) on a negotiable ratio of 30% of the total number of houses proposed being affordable units.
- 4.3.14 Saved ADLP Policy DEV 21 states that within the built up area, planning permission will be granted for the erection of new dwellings restricted to occupation of persons of 60 years of age or over.

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Emerging Policy

- 4.3.15 The Arun District Local Plan is in the process of being reviewed and a draft was issued for consultation in September 2012. Currently, little weight can be attached to the document which remains at an early stage in its production.
- 4.3.16 However, of relevance to this application is that areas in and around Angmering have been identified as strategic locations for growth by reason of the relatively good range of local shops and services, including health facilities and mainline rail station.
- 4.3.17 In addition, the draft Local Plan (published for consultation in July 2012) acknowledges in paragraphs 13.5.1 and 13.5.2:

'Arun has one of the highest older populations (people aged 60+) when compared to other local authority areas within the county. Approximately 35% of Arun's total mid year estimated population for 2010 is made up of people aged 60+. Comparatively speaking, Arun also has a low proportion of people aged under 45 living within the district. Life expectancy in the district is high with females having one of the highest life expectancies in the county at approximately 83.5 years which is higher than England at just over 82 years. Men on the other hand, have a slightly lower life expectancy at almost 79 years, which is higher than England (at just over 78 years).

Having regard to the age profile of the district, the Council recognises the need to support the provision of continuing care facilities for the elderly...

- 4.3.18 Although little weight can be attached to the draft Local Plan at this stage, these statistics are factual and the housing needs they identify will need to be provided for as part of the Local Plan review process.

Strategic Housing Land Availability Assessment (SHLAA), 2009

- 4.3.19 The SHLAA was updated in 2012 and forms a key piece of evidence for the Local Development Framework evidence base in terms of assessing future housing potential and will inform the emerging Local Plan and the Neighbourhood Development Plans.

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- 4.3.20 The application site forms part of a larger site considered within the SHLAA (Site Ref 82) as shown on the SHLAA Map extract below (application site indicated with a red star):



- 4.3.21 The site was considered to have potential for housing during the period 2013-2023, with the western part of the site (which includes the application site) being particularly suitable by reason of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site was considered capable of contributing to the creation of a sustainable, mixed community.

4.4 Other Documents

Ready For Ageing (RFA), March 2013

- 4.4.1 The Select Committee on Public Service and Demographic Change was appointed by the House of Lords on 29 May 2012 with the orders of reference 'to consider public service provision in the light of demographic change, and to make recommendations'. The RFA report presents the findings and recommendations of the Committee.
- 4.4.2 The Committee focused on the implications of an ageing population for individuals and public policy in the near future, the decade 2020–2030. Key projections about ageing include:

- 51% more people aged 65 and over in England in 2030 compared to 2010

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- 101% more people aged 85 and over in England in 2030 compared to 2010
- 10.7 million people in Great Britain can currently expect inadequate retirement incomes
- over 50% more people with three or more long-term conditions in England by 2018 compared to 2008⁴
- over 80% more people aged 65 and over with dementia (moderate or severe cognitive impairment) in England and Wales by 2030 compared to 2010

4.4.3 Paragraph 37 states that a better health and social care system is needed to support people to stay living independently needs adequate housing and support in the home. The report found that the housing market is delivering much less specialist housing for older people than is needed.

4.4.4 The report makes a series of recommendations, and in relation to planning for housing needs recommendation 54 states:

'Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people.'

4.4.5 The report refers to the 2006 Wanless Social Care Review which reported that 27% of older people would consider specialist housing if it were available, and to a poll carried out by Shelter in February 2012 which concluded that 33% of people over 55 were interested in specialist housing, which equates to more than six million people.

4.4.6 The report also found that despite growing demand for specialist housing and the substantial wealth held by some older people, there is a gap in the market. There are just 106,000 units of specialist housing for home ownership and 400,000 units for rent in the UK as a whole. Build rates are lower now than in the 1980s. In 2010, just 6,000 units for rent and 1,000 for ownership were built, whereas in 1989, 17,500 units for rent were built as well as 13,000 for ownership.

4.4.7 These figures do not compare well with other countries. Just 1% of over-60s in the UK are estimated to live in retirement homes compared to 17% in the United States and 13% in

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Australia. Shelter noted that if demand for retirement housing remained constant, supply would have to increase by more than 70% in the next 20 years.

- 4.4.8 The report concludes that this is an issue not just for older residents but for the whole population. The Government have made efforts to improve access to housing for younger people, but if the country had an adequate supply of suitably located, well designed, supported housing for older people, this could result in an increased release onto the market of currently under-occupied family housing, expanding the supply available for younger generations.

West Sussex Joint Strategic Needs Assessment, 2011 (JSNA)

- 4.4.9 The JSNA provides a review of evidence relating to the need for housing and supported housing in West Sussex.
- 4.4.10 The JSNA reports that there are growing numbers of older people, and, using current projections, this growth is expected to accelerate over the next 20 years. The 85+ age group is projected to have significant growth, with increases of over 10% for each five-year period to 2026. Households headed by someone 85+ are expected to be the fastest growing household type.
- 4.4.11 The JSNA found 'specialist' housing for older people to be limited in West Sussex and states:

'An ageing population means there will be significantly higher numbers of people living with physical and sensory impairment, mobility problems and dementia. Support for older people to remain independent in their own homes and/or specialist housing will need to increase accordingly.'

- 4.4.12 The report refers to guidance contained within "More Choice: Greater Voice" (CSIP/CLG, 2008) which suggests that there should be 25 extra care units per 1000 of the population over 75 years. However, data from the Elderly Accommodation Council suggests there are approximately 900 units of extra care provision in West Sussex. This equates to 11 units per 1,000 population aged 75+ in West Sussex, well below the suggested level. The provision is patchy across the county, but of note is that Arun has only 4 units per 1,000 people aged 75 or over which is the lowest rate of provision within the county.

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- 4.4.13 Also of note is that the JSNA found that 36.5% of housing stock in the Arun District is under occupied. Much of this could be apportioned to the number of elderly persons living with the district, with this sector of the population more likely to be living alone or remaining in a larger home once children have moved on.

Coastal West Sussex Strategic Housing Market Assessment Update, 2012 (SHMA Update)

- 4.4.14 SHMAs provide an assessment of needs for all types of housing, taking account of demographic projections and the needs of different groups in the community, as well as housing demand and the level of housing supply necessary to meet this demand. The SHMA Update identified that future housing requirements over the longer-term to 2031 will be influenced by demographic trends as well as economic performance. The document reports that Arun has a notably older age structure than other parts of the sub-region with a high proportion of people aged over 60. Over the 1998-2008 period there has been an increase in the number of single person households and couples without dependent children – with growth in the population in their late 50s and early 60s in particular.

- 4.4.15 As of 2010 it was estimated that 26.4% of the population of Arun was aged 65 or over, by 2030 this is expected to increase significantly to 34.5% (based on 2010-based subnational population projections). Older persons are more likely to under-occupy homes and the SHMA Update anticipates under-occupation to increase. As older persons are more likely to live in social rented housing (especially single pensioner households), with the projected increases in older persons the SHMA Update states that there may be additional pressure on the affordable housing stock from such households.

- 4.4.16 In particular it states:

'The growing older population will however likely lead to some increase in requirements for specialist housing solutions. Over the 2012 to 2030 period a 67% growth in older population with dementia, and 56% increase in the older population with mobility problems is projected. From a planning point of view, some of these people will require specialist housing such as sheltered or extra care provision. Increasing numbers of older people with health problems will also require joint-working between housing, social care and health (Councils and NHS). The analysis also suggests that the care home population can be expected to increase by around 1,470 persons between 2012 and 2030.'

- 4.4.17 The above documents all point to an as yet unmet existing pressing need, and a future growing need, for specialist housing to cater for the ageing population.

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5. Appraisal

5.1.1 The proposed scheme comprises two key elements:

- 27no. x 2 bedroom residential cottages and 1 x manager's cottage
- 60 bedroom residential care home

5.1.2 Both elements seek to serve an identified housing need for specialist age restricted accommodation that exists within both the district and county. This need is clearly demonstrated in the review of documents contained within Section 4.

5.1.3 As such it is relevant to consider the application against both housing and economic development policies.

Location

5.1.4 Dealing firstly with the location of the application site which lies adjacent to but outside the settlement policy boundary for Angmering, and within the countryside. Policy GEN2 of the Local Plan states that outside the built-up area boundaries, development will not be permitted unless it is consistent with other Local Plan policies. Policy GEN3 states that development will not normally be permitted within the countryside. However, the 2003 Local Plan has an end date of 2011 and is therefore time expired.

5.1.5 In addition, Policy DEV21 which seeks to provide for accommodation for the elderly within built up area boundaries is similarly time expired.

5.1.6 The designated settlement policy boundaries were drawn up to address a specific plan period up to 2011 and do not provide for development beyond this time. As a result, Appeal Inspectors have confirmed that reduced weight is to be applied to the built up area boundaries. In particular it is relevant to refer to recent appeal decisions which have discussed this issue.

5.1.7 Firstly, the Inspector determining the appeal at Goodacres, Barnham in July 2012 (Planning Application Ref. BN/15/11) stated:

'...the Council has made no formal decision on the location of future development post 2011...there is no up to date development plan even in draft form, against which this proposal can be judged...and will be a minimum of 2 years before a Local Planning Policy

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Document can be adopted. The adverse impact that this would have on the 5 year land supply supports development that would otherwise be acceptable even if beyond built up area boundaries in the Local Plan.'

- 5.1.8 Secondly, in relation to the appeal at The Woodgate Centre, Westergate in June 2012 (Planning Application Ref. AL/69/11) the Inspector commented:

'The designated built-up area boundaries of Policy GEN2 were adopted in 2003 to accommodate development needs calculated in the context of earlier planning circumstances. Housing land has not come forward at the required rate of either the ADLP or the subsequent SEP. The time-expired built-up area boundaries of the adopted ADLP now have significantly reduced weight and do not relate to housing beyond 2011. To that extent, local housing policies are to be regarded as out of date in any event and this is a material consideration in the appeal....

...As a five year supply of deliverable housing is not demonstrated, it follows that the relevant policies of the ADLP and the SEP for the supply of housing should not be considered up-to-date in terms of the National Planning Policy Framework paragraph 49. Accordingly the degree of shortfall in the five year housing land supply is a material consideration in favour of allowing the proposed development. This is to be taken into account with respect to the presumption in favour of sustainable development set out in Framework paragraph 14.'

- 5.1.9 Finally, in relation to an appeal at Land to the south of Main Road, Ferring in December 2012 (Planning Application Ref. FG/108/11), the Inspector commented:

'It is very unlikely that the supply of housing will reach the requirement in the relevant five-year period...the supply does not provide any additional buffer. There is therefore a deficiency in housing land supply as required by the Framework; this is a factor which strongly supports granting planning permission...and outweighs the limited harm to the surrounding area's character and appearance.'

- 5.1.10 It is clear that Policies GEN2 and GEN5 are time expired and out of date. They were based on long since superseded national and regional planning policy and were never intended to provide for the housing needs of the district beyond 2011 (the end date of the Local Plan).

- 5.1.11 Further, these "saved" policies have failed to deliver the housing required to meet the needs of the district in the plan period 1996 – 2011. Published monitoring data demonstrates that

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only 4860 houses were built in the Arun District in the period 2001-2011 against a requirement of 6130. The review of documents in section 4 also demonstrates the significant underprovision in elderly accommodation that exists in both the county and district.

5.1.12 Since the application of these adopted policies has failed to deliver the required housing in the past it is no longer relevant to continue their application now or in the future.

5.1.13 In addition, in the most recent of the appeals referred to above (land to the south of main Road, Ferring), the Inspector determined that there was a deficiency in the district's five year land supply.

5.1.14 In such circumstances, paragraph 49 of the NPPF is of direct relevance and states:

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.'

5.1.15 Therefore, the proposed development should be assessed against the presumption in favour of sustainable development in addition to those relevant "saved" development plan policies which can be considered to be up to date.

5.1.16 Angmering benefits from a range of services and facilities which make it a sustainable location. The range of services and the distance of each from the application site is detailed below:

- Co-operative (small supermarket and post office) (600m)
- Medical centre (700m)
- Dentist (550m)
- Pharmacy (700m)
- Hairdressers (650m)
- Butchers (650m)
- Takeaway restaurants (650m)

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- Bus stop (90m)
- Train station (2km)

5.1.17 In addition to the site's sustainable location, the scheme is capable of accommodating a range of features designed to achieve a good sustainability rating. Although the scheme is submitted in outline, the following features will be incorporated into the final development:

- All dwellings will be designed to at least Level 3 of the Code for Sustainable Homes
- A BREEAM assessment will be undertaken at the detailed design stage and will be certified upon completion as achieving the standard.
- The dwellings will have high levels of thermal insulation and air tightness with highly efficient gas boilers.
- Careful planning and good management will be employed throughout the construction phase to reduce waste, utilise local labour and materials and reduce water and energy use.
- Materials will be selected from the BRE green guide, they will also be chosen for their durability, low maintenance and future recycling potential thereby taking into account the broader 'whole life cost'.
- Consideration will be given to modern methods of construction such as off-site prefabrication for certain elements in order to efficiently manage the build quality and reduce build time and waste.
- Rainwater butts will be provided to dwellings in order to provide a supply of water for secondary use.
- Low water white goods will be specified together with dual flush WCs and aerated spray taps to conserve water.
- Areas of hard landscaping will be designed to be water permeable and if necessary on site storage of surface water run off will be provided as part of a sustainable drainage strategy.

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- Native species of trees and plants will be used in a comprehensive landscaping scheme to provide a healthy and stimulating outdoor environment. Composting facilities will be encouraged and recycling storage integrated into the design.
- A new stretch of pavement on Dappers Lane will link with the existing footpath on Water Lane to the south providing a continuous pedestrian link to the village centre.

5.1.18 The site and proposed development scores highly in sustainability terms and is in accordance with the NPPF which requires development that is sustainable to be approved 'without delay'.

5.1.19 A range of reports accompany the planning application which further demonstrate the sustainability of the proposed development. These are summarised below.

Transport

5.1.20 The scheme proposes to use an existing access. The Transport Assessment submitted with the application confirms that appropriate visibility splays can be achieved to ensure safe access and egress.

Flood Risk & Drainage

5.1.21 The site lies within an area of low flooding probability.

5.1.22 A detailed drainage strategy will be submitted at the Reserved Matters stage, however an outline surface water and foul drainage strategy is submitted with the application. This sets out proposals to cater for all new building and pavement surface water run-off through the use of local soakaways, It is proposed that the new works are served by infiltration systems such as discrete soakaways and drainage blankets which will retain rainfall on site. The proposed roadway and car park arrangement lends itself to a porous pavement system with plate soakaways beneath.

5.1.23 A new foul water system is proposed to connect by simple gravity pipeline to the adopted sewer.

Landscape & Visual Impact

5.1.24 Although landscaping is a reserved matter, a landscape and visual impact assessment of the proposals has been undertaken and an indicative landscape plan prepared.

Planning Statement

- 5.1.25 In summary, the development proposals seek to retain existing areas of vegetation and enhance internal areas with an extensive planting scheme. In addition to the development proposals the mitigation strategy is designed to reinforce the existing boundary trees boundary scrub and hedgerows, retained within the proposals, to aid the placement of the proposed residential scheme within the local landscape and reduce visual effects of the scheme upon the surrounding areas.

Ecology

- 5.1.26 A preliminary ecological appraisal is submitted as part of the planning application. This identifies habitats within the zone affected by the proposed development. In particular an area of dense scrub and tall ruderal is considered to represent 'moderate' ecological value with 'high' potential for the presence of protected species of reptile such as slow worm. The remainder of the land is considered to exhibit 'low' ecological potential with no ecological constraints other than the potential for nesting birds in peripheral areas.
- 5.1.27 There is a sizeable amount of habitat within the development zone that may support populations of widespread reptile such as slow worm (*Anguis fragilis*). This is supplied by the approximate 0.3 hectare area of dense scrub and tall ruderal vegetation that occupies the southern parcel of land. Further survey work is ongoing and appropriate mitigation measures will be put forward if necessary.
- 5.1.28 There is 1 no. oak and 1 no. ash tree on the southern site boundary that are considered to offer 'moderate' bat roost potential however these are not proposed to be removed.
- 5.1.29 The care home has 19 proposed car parking spaces. The Manager's accommodation has two spaces and the remaining 27 cottages have a total of 31 car parking spaces including 13 within private curtilage, the remainder being communally located.

Car and cycle parking

- 5.1.30 The proposed development will have a total of 52 car parking spaces, approximately 80% of the total maximum standard provision. This is considered appropriate for the sustainable location and based on the experience of the operator is sufficient to serve the needs of the development. No overspill or displaced parking is therefore anticipated.
- 5.1.31 Four cycle parking spaces will be provided for the care home staff in the form of covered Sheffield type stands. The residential cottages will also be provided with cycle parking within each curtilage.

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Affordable housing

- 5.1.32 As set out in the draft Heads of Terms, it is proposed to seek agreement with the planning authority on a commuted sum payable in lieu of on-site affordable housing.

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6. Summary

- 6.1** The application proposal seeks outline planning permission for the erection of up to 27 x 2 bedroom age restricted cottages, a 60 bed care home and 1 x managers cottage and guest suite, with associated parking.
- 6.2** This report refers to an as yet unmet existing pressing need, and a future growing need, for specialist housing to cater for the ageing population. The proposed scheme will cater for this need and whilst providing much needed job opportunities.
- 6.3** This statement has demonstrated that the proposal is consistent with all tiers of relevant planning policy and will deliver a highly sustainable development that will contribute to the local economy, and help support a strong, vibrant and healthy community
- 6.4** In view of the lack of a five year land supply, the outdated settlement boundaries which necessitate greenfield development, and identified need for specific elderly persons accommodation the principle of the proposed development on the application site is considered to be acceptable.
- 6.5** Based on the analysis of all relevant planning policy it is therefore submitted that planning permission should be granted as any adverse impacts of doing so would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole and no specific policies in the Framework indicate that development should be restricted.