

Outline Planning Application

Site at

**Pound Place, Roundstone Lane, Angmering,
BN16 4AL**



Planning Statement

October 2014

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1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for outline planning permission for the development of the land surrounding the existing house at Pound Place in Angmering to provide a total of 18 new dwellings.
- 1.2 The application site comprises of the house and curtilage at Pound Place in Angmering.



Above: The site location in context

- 1.3 The application seeks outline planning permission for the erection of 18 dwellings – with the matters of access and amount to be agreed at the outline application stage.

- 1.4 The matters of landscaping, appearance and layout will be reserved for determination following the grant of outline planning permission. Indicative drawings are submitted with this application showing potential layout of the site, house types and maximum height and footprint along with indicative elevations of the proposed dwellings that may be appropriate for the site.

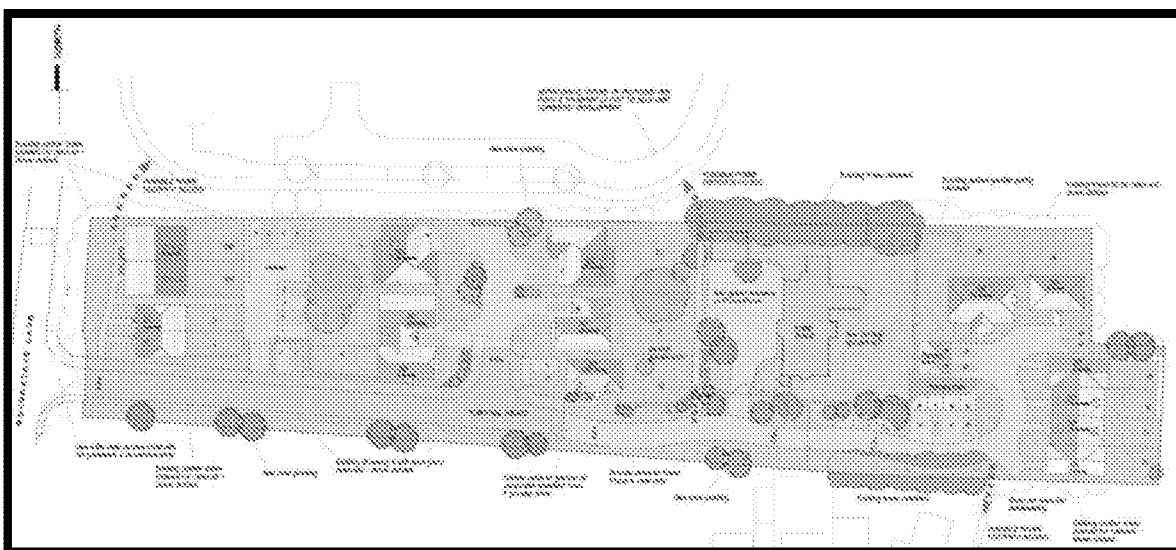
The application comprises the application fee and the following documents:

- Application Forms
- Design and Access Statement (Lewis and Co Planning)
- Planning Statement (Lewis and Co Planning)
- Preliminary Ecological Appraisal (The Ecology Consultancy)
- Transport Report – (Reeves Transport Planning)
- Site Location Plan 1405.2.01 (Crossley Design Associates)
- Illustrative elevations 1405.2.02 (Crossley Design Associates)
- Illustrative elevations 1405.2.03 (Crossley Design Associates)

- 1.5 This statement demonstrates that the proposed development should be approved in line with the presumption in favour of sustainable development enshrined within national planning policy. The scheme will sit comfortably in the context of the wider setting and will provide a sustainable development in an area of the district which is identified to accommodate growth.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 It is proposed to develop the application site to provide a total of 18 new dwellings and to retain the existing house at Pound Place. The indicative plans show the new dwellings as a range of dwelling types and sizes ranging from 1 bedroom flats to 5 bedroom detached houses. Notwithstanding this, the final appearance of the houses, including detailed internal layout is to be the subject of a reserved matters application.
- 2.2 The scheme will make an efficient use of this site which lies between two larger site that have both recently obtained planning permission for residential development.



Above: Site Plan showing indicative layout of development (roof plan showed):



Above: Site Plan showing the site in context (red line is indicative only)

- 2.3 The proposed dwellings would be accessed via an access road from Roundstone Lane. The access would follow the approximate line of the

existing access drive into the site but lie slightly to the south and would be widened to a minimum of 4.8m with a 2m wide footway for the first 80m into the site, reducing to 4.2 with a 3.5m wide pinch point at the rear (east) of the site.

- 2.4 While this outline application does not seek approval of the final scale, layout or and appearance the houses, the proposed number of units their layout on the site and access has been designed to be in keeping with the masterplan for the area and the surrounding consented schemes.

3.0 RELEVANT PLANNING POLICY

3.1 Relevant planning policy includes:

National Planning Policy Framework

3.2 The Framework was published in March 2012 and cancelled the majority of the National Planning Policy Statements/Guidance. The Framework introduces the 'presumption in favour of sustainable development' (para. 14).

3.3 The Framework is a material consideration in the determination of planning applications. The following paragraphs are particularly relevant to the determination of this application.

Paragraph 17: States that planning should proactively drive and support sustainable economic development (including homebuilding). States that planning should seek to secure high standards of design and amenity.

Paragraph 47: To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) 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% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

Paragraph 49: 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 sites.

Paragraph 56 to Paragraph 66: Set out in more detail the Government's design values – encouraging good design that improves the character and quality of an area and the way it functions.

Paragraph 187: Advises that decision takers at every level should seek to approve applications for sustainable development.

Paragraph 196: The National Planning Policy Framework is a material consideration in the determination of planning applications.

Paragraph 215: After 12 months from the date of publication of the National Planning Policy Framework (that is to say after 27 March 2013), the weight given to Local Plan policies should be assessed with regard to their degree of consistency with the Framework.

Paragraph 216: The weight given to emerging planning policy should be assessed with regard to the extent of which there are unresolved objections and the consistency of such policies with the NPPF.

Local Plan

3.4 Saved policies of the Arun District Local Plan 2003

GEN11	Inland Flooding
GEN12	Parking in New Development
GEN14	Public Transport
GEN15	Cycling and Walking
GEN18	Crime Prevention
GEN2	Built-up Area Boundary
GEN20	Provision of Public Open Space within New
GEN3	Protection of the Countryside
GEN30	Protection of Species
GEN33	Light Pollution
GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage
DEV17	Affordable Housing

Arun Local Plan 2011-2031 Publication Version October 2014

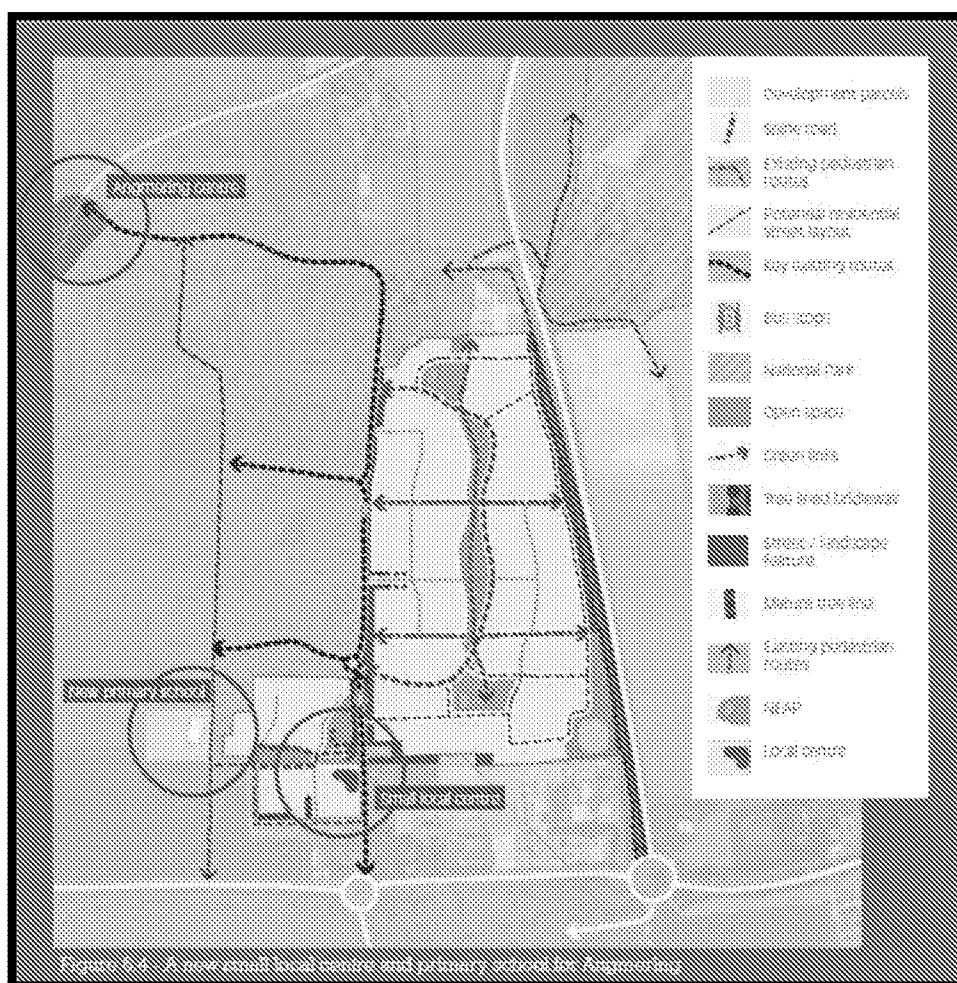
- 3.5 The Arun Local Plan 2011-2031 Publication Version sets out how the area will develop over the next fifteen years and beyond. The publication version is open for comment until the 11th December 2014.
- 3.6 As an unadopted plan that is currently out for consultation but has not been through examination in public, the weight that can be afforded to these draft policies is limited depending on compliance with the Framework and unresolved objections to draft policies .

Relevant Policies include:

SD SP1	Sustainable development
H SP1	Strategic housing, parish and town council allocations
H DM1	Housing mix
H SP2	Affordable housing. For all developments of 15 residential units or more the Council will require 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.
T SP1	Transport and Development. Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking and;

Other relevant policies and guidance:

- 3.7 The main site specific document available from the Council is the Visioning Brief that has been prepared for the site and which was published in March 2013.
- 3.8 This document sets out the Council's intentions for the whole Angmering Strategic Housing site and provides advice as to what the Council are likely to consider appropriate development.
- 3.9 Of relevance to this application is the masterplan approach advocated by the visioning statement. The visioning statement provides detailed guidance as to the type and form of development which the Council expects to see on the land.
- 3.10 This document goes into detailed analysis of what would be required by the Council across the whole site. The plan below is an extract from the document showing one possible layout of the site.



Extract from “Angmering Visioning Statement” – Arun District Council 2013

4.0 ASSESSMENT OF SCHEME

4.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application are:

- PRINCIPLE OF DEVELOPMENT
- SUSTAINABILITY AND SUITABILITY OF LOCATION FOR HOUSING DEVELOPMENT
- HOUSING LAND SUPPLY
- LANDSCAPE IMPACT
- MASTERPLAN
- FOUL WATER, SURFACE WATER DRAINAGE & FLOOD RISK
- SITE CAPACITY, LAYOUT AND DESIGN
- IMPACT ON AMENITIES OF ADJACENT RESIDENTS
- ACCESS & TRANSPORT
- PARKING PROVISION
- ECOLOGY AND HABITATS
- INFRASTRUCTURE
- PROVISION OF AFFORDABLE HOUSING

These are considered in greater detail below.

PRINCIPLE OF DEVELOPMENT

4.2 The emerging local plan identifies the site and its surroundings as a strategic allocation of land for housing. This plan was approved by full council on the 11th February 2014 and is currently out to public consultation. The potential strategic housing sites were considered more recently by the Local Plan Sub-Committee (LPSC) on 27th March 2014; members of the committee approved the officer's recommendations for strategic housing allocations in the Eastergate area, Angmering and West Bank, Littlehampton. The recommended sites include land to the east of Angmering (within which the application site is located). Weight can be given to the policies of emerging plans depending on their consistency with the NPPF and with regard to the extent of unresolved objections against policies.

4.3 The Framework requires housing applications to 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 sites. For this reasons the principle of the proposed development is considered to be acceptable.

- 4.4 The paragraphs below consider in detail the likely impacts of the proposed development and demonstrate that there are no significant impacts of the scheme that would prevent the grant of outline planning permission.

SUSTAINABILITY AND SUITABILITY OF LOCATION FOR HOUSING DEVELOPMENT

- 4.5 The emerging local plan identifies the site and its surroundings as a strategic allocation of land for housing. The site is part of the Angmering Strategic Housing site that is identified in the draft local plan to deliver 600 homes.
- 4.6 In preparing the draft local plan, substantial evidence is provided by the Council's Planning Policy Team as to why this is a suitable location for strategic Housing growth in the district.
- 4.7 The application site is considered to be a sustainable location and a suitable location for housing development.

HOUSING LAND SUPPLY

- 4.8 This site is currently part of a recognised emerging housing land allocation for Angmering. Without this wider housing allocation, the District would not be able to demonstrate an up-to-date supply of housing land for the next 5 years.
- 4.9 For this reason, the land that is the subject of this application will make an important contribution to the supply of housing land to meet the needs of the District's population over the plan period.

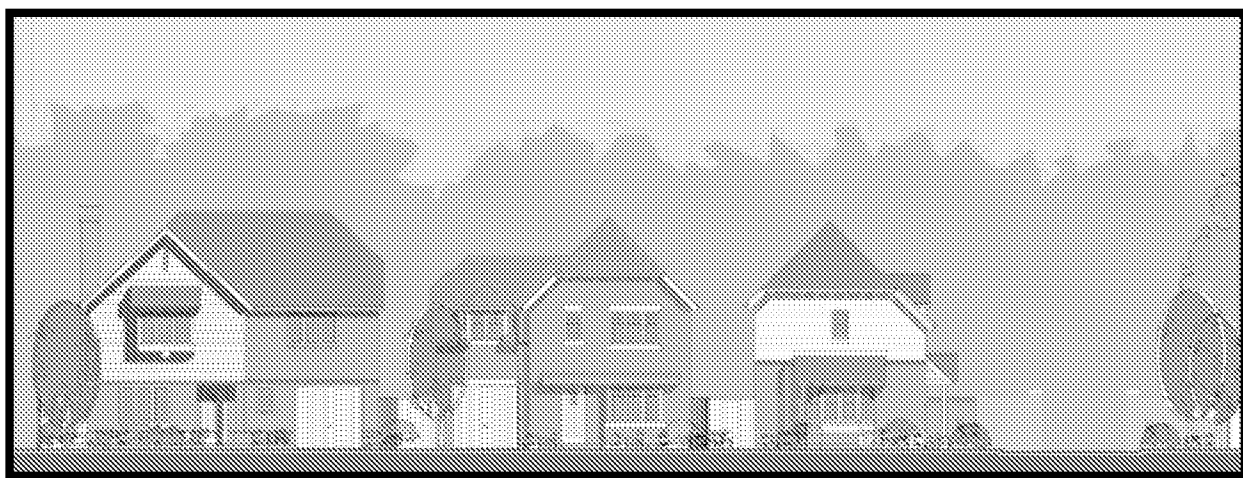
LANDSCAPE IMPACT

- 4.10 The application site lies between two larger sites that have permission to develop substantial numbers of new dwellings.
- 4.11 The site is within an area of the district that is classified as Low/Medium landscape capacity in the "Arun Landscape Study"
- 4.12 The site lies approximately 500m from the nearest point of the National Park and is not considered to affect the setting or landscape character of the National Park.
- 4.13 While an indicative layout and areas of hard and soft landscaping are supplied for information on the accompanying plans, this application is in outline only and landscaping will be a reserved matter.

- 4.14 Subject to suitable landscaping and planting being secured at reserved matters stage, the development hereby proposed in outline will not have a significantly detrimental impact on the surrounding landscape or the wider National Park

MASTERPLAN

- 4.15 In order to avoid a piecemeal approach to developing the wider Angmering strategic allocation, the Council prepared an Angmering Visioning Brief to establish development principles which envisage the development being built using design principles based on the Garden City philosophy. This approach is supported in the Framework.
- 4.16 This application is in outline with all detailed design issue reserved. The indicative layout plan submitted with this application demonstrates that the site can be arranged to meet the principles set out in the brief, and to connect coherently with the adjoining sites through good pedestrian and cycle permeability. Furthermore, indicative elevations showing house types and a likely palette of materials that would be in keeping with the existing surrounding development.

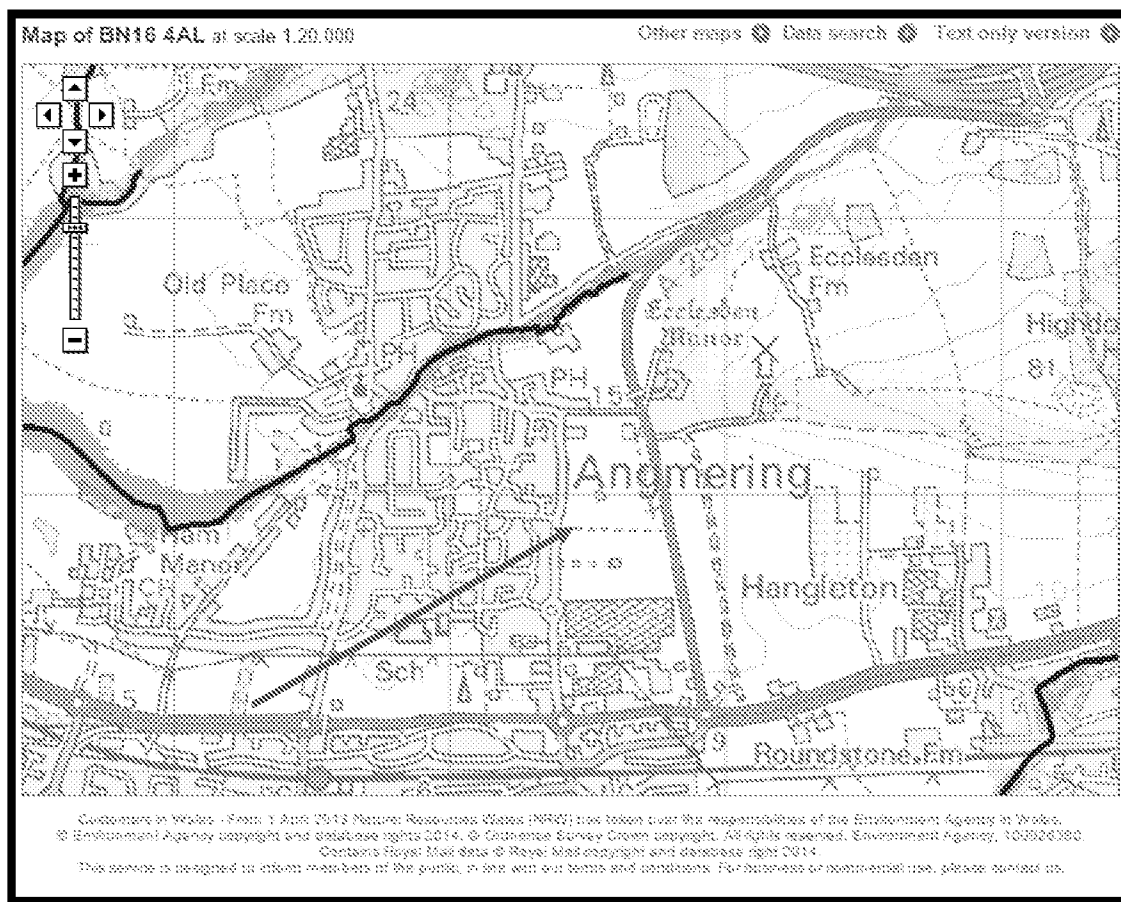


Indicative elevations of plots 10-12 (for information only)

- 4.17 The detailed design and layout of the proposed development would be subject to further consideration at reserved matters stage. However, for the purposes of this Outline Application, the scheme is consistent with the Masterplan principles and therefore acceptable.

FOUL WATER, SURFACE WATER DRAINAGE & FLOOD RISK

- 4.18 The application site is in flood zone 1 and is therefore not considered to be at risk from flooding.



Above: Extract from Environment Agency flood map with the site location arrowed.

- 4.19 The development will be made suitably flood resilient by using a sustainable urban drainage system which enables storm water to be stored onsite and then discharged at a reduced flow rate to maintain the greenfield runoff rate for the site. It is anticipated that the final details of flood alleviation and drainage for the site will be dealt with by a suitably worded condition.

SITE CAPACITY, LAYOUT AND DESIGN

- 4.20 The proposed site layout is to retain the existing site access from Roundstone Lane and to create an adoptable road through the site on the south side from which all of the houses would be accessed. The houses are arranged on the indicative plan as two cul-de-sacs and 6 dwellings fronting on to (but setback from) Roundstone Lane.
- 4.21 The overall site is 0.75Ha and the development proposed would be low density at 25.3 dwellings per hectare across the site.
- 4.22 The final details of Design, Layout and Landscaping are to be reserved matters, however the indicative plans show a comfortable layout for the

amount of development proposed on the site to provide a range of dwelling types and sizes that would sit comfortably on the site.

- 4.23 The indicative layout allows for the site to be developed individually and without reliance on the adjoining sites. However, in keeping with the masterplan principles, the development also includes provision to provide pedestrian links to the neighbouring sites, and the demonstrates that the amount of development proposed can be easily accommodated without prejudicing development on the adjacent sites.

IMPACT ON AMENITIES OF ADJACENT RESIDENTS

- 4.24 There are currently no adjoining neighbours on the land to the north, east and south of the site, although this is likely to change in the near future as consented schemes to develop the wider Angmering Housing allocation are implemented.
- 4.25 The outline permission proposed does not seek approval of the layout or orientation of the dwellings on the site and this would be the subject of reserved matters. However, the indicative layout plan supplied shows that the site is comfortably large enough to accommodate the new dwellings without compromising the outlook, privacy or residential amenity of surrounding houses.

ACCESS & TRANSPORT

- 4.26 A transport report has been prepared to accompany this application. The report is drafted with reference to West Sussex's Transport Assessment Methodology (June 2007), which notes that development thresholds are based on national guidance 'Guidance on Transport Assessments (March 2017)'. This Guidance states that the transport impact of a development of less than 50 dwelling houses does not need assessment. However, given the proximity of the two other development proposals, it is considered necessary to undertake an assessment of the access and how the site links to other roads and pathways outside of the site.
- 4.27 The report concludes that the current accesses layout and design can accommodate the additional traffic impact of the proposed development without the need for significant highway works.
- 4.28 It is recommend in the report that this outline planning application is approved and that conditions regarding the details of the access construction are secured as part of the full planning application (reserved matters).

PARKING PROVISION

- 4.29 The provision of parking will be achievable in accordance with the WSCC Parking Demand Calculator, with 1 space allocated for 1 bed dwellings, 2 spaces for dwellings of up to 3 beds and 3+ spaces allocated for dwellings of 4-5 beds.
- 4.30 Additional spaces of unallocated provision to serve as visitor spaces and unallocated spaces for residents will also be provided and this can be secured at reserved matters stage when the final number of habitable rooms and mix of units is decided.

ECOLOGY AND HABITATS

- 4.31 A preliminary ecological assessment of the site has been carried out and is submitted with this application. The assessment finds no reason to withhold outline planning permission to develop the land.
- 4.32 The report sets out a number of mitigation and habitat improvement measures that are recommended to be carried out before, during and after construction. It is anticipated by the applicants that these measures will be secured by condition.

INFRASTRUCTURE

- 4.33 The applicants are prepared to make a contribution towards local infrastructure where this contribution is reasonably required to mitigate the impact of the development. Any infrastructure contributions would have to meet the legal tests set out in the CIL regulations and the guidance in paragraphs 203 and 204 of the Framework.
- 4.34 This contribution would be the subject of negotiation with the District Council Officers and we look forward to receiving the Councils' initial figures for infrastructure requires and how the infrastructure requirements arise as a direct result of the development proposed.

PROVISION OF AFFORDABLE HOUSING

- 4.35 The application proposes 30% affordable housing in accordance with adopted policy. This would be secured as part of the legal agreement.

5.0 CONCLUSIONS

- 5.1 The scheme proposes a residential development of eighteen dwellings on a site allocated for housing development in the emerging local plan.
- 5.2 The scheme is well designed and the proposed number of dwellings and access is appropriate given the site's location in a residential area of predominately family housing. The amenities of neighbouring residents will be preserved.
- 5.3 The presumption in favour of sustainable development (paragraph 14 of the NPPF) states that sustainable development should be allowed unless the disadvantages of the scheme **significantly** and **demonstrably** outweigh the benefits of the scheme.
- 5.4 The benefits of the scheme are significant in terms of the provision of housing. There are no disadvantages that would significantly and demonstrably outweigh such benefits.
- 5.8 In the light of the above, the local planning authority is respectfully requested to allow the application and grant outline planning permission with landscaping, scale and appearance of the houses reserved for subsequent approval.

Lewis & Co Planning
October 2014