

REPORT UPDATE

Application No: A/154/14/OUT

Reason for the Update / Changes

Reason for Update/Changes:

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Additional consultation

A detailed response has now been received from the Parish Council (it was dated 5 December but was never received) outlining their objections on the following grounds;

- Lack of consideration of flood risk
- Significant number of vehicles travelling in excess of 30mph
- Overdevelopment

Officer comments

The heads of terms document was not included within the agenda and so it is attached to this update.

As set out in the report, the proposal is for a 24 dwelling per hectare (gross) scheme. This is comparable to other schemes approved within the masterplan site. Means of access is reserved and the Council's drainage engineers have raised no objections.

Since the publication of the agenda, the applicants have confirmed that 'means of access' is to be reserved and is therefore not to be considered as part of this application. Full detailed design and a road safety audit will be required to satisfy this requirement. However, there is no reason to believe that a satisfactory access cannot be achieved; it has just not yet been demonstrated.

A revised layout has been submitted. This is indicative at this time but it now shows that adequate open space can be provided. Whilst this plan is indicative (and is therefore acceptable for the purposes of an outline planning permission), there are a number of significant issues that will need to be addressed at reserved matters stage. The indicative scheme fails to provide a 'frontage' to the open space and it shows dwellings that back onto the open space with rear garden boundaries. This would not be acceptable at a reserved matters stage and would not accord with the approved masterplan.

At this time, it appears unlikely that the existing dwelling could be retained in any site redevelopment that would result in an acceptable reserved matters layout.

Consequently, condition 1 is required to be amended to include reference to 'means of access' and it is recommended that an informative be included to make it clear what the requirements of a reserved matters submission for layout is needing to address.

Condition 1

The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than

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the expiration of 3 years beginning with the date of this permission:-

- (a) Means of Access;
- (b) Layout;
- (c) Scale;
- (d) Appearance;
- (e) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: The applicant is advised that, whilst the Council is satisfied that a layout accommodating 18 dwellings can be achieved on the site, there are significant objections to the indicative layout submitted with the application. Any reserved matters submission will need to demonstrate that it can link the approved schemes to the north and south together with pedestrian and vehicle movement and will need to incorporate good design principles to provide an open space that is overlooked by development (as the schemes to the north and south do). At this time, it appears very unlikely that any scheme that seeks to retain the existing dwelling on the site could provide a satisfactory layout that satisfies these requirements.

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.

A/154/14/OUT

Recommendation Report for Outline Consent

REF NO: **A/154/14/OUT**

LOCATION: Pound Place
 Roundstone Lane
 Angmering

PROPOSAL: Outline Application for the erection of 18 No. dwellings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Outline application for the construction of 17 new dwellings and the retention of the existing dwelling on-site, all matters are reserved except for means of access.

SITE AREA

7,535 square metres

RESIDENTIAL DEVELOPMENT DENSITY (NET)

24 dwellings per hectare (gross density)

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TOPOGRAPHY	Predominantly flat site, although it is raised up from Roundstone Lane with a driveway cut into the existing embankment along the eastern side of the highway.
TREES	Mature conifer trees enclose the north, south and west boundaries. Other trees are noted within the site, however none of these trees are considered worthy of protection by a tree preservation order.
BOUNDARY TREATMENT	Mixture of mature trees, vegetation and fencing to the north, south and west boundaries. Closeboard fence along the eastern boundary.
SITE CHARACTERISTICS	The site is occupied by a single dwellinghouse, set within a large curtilage. The plot has a large front garden and long driveway linking up with Roundstone Lane. The property is two storeys in height with rooms in the roof.
CHARACTER OF LOCALITY	The site is located to the east side of Roundstone Lane. Residential properties forming a part of the Bramley Green development are located opposite the site entrance, these properties extend up to the highway boundary of Roundstone Lane. The District Council's Development Control Committee resolved to grant planning permission for 139 houses on the site to the north and east of the application site, construction of these dwelling has begin, therefore the land to the north and east currently comprises a building site. Permission has also been granted for the construction of 36 dwellings on land to the south of the site, whilst construction work has not yet started on this site, the site has been cleared of vegetation.

RELEVANT SITE HISTORY

A/82/12/	Residential development comprising 138 no. dwellings including 20% affordable with access, landscaping, open space & associated works (this application is a departure from the Development Plan)	Approved Cond + S106 02-09-2014
A/122/12/	Outline Application for demolition of the	Approved Cond + S106

existing glasshouses, ancillary buildings and hardstanding and redevelopment of up to 195 dwellings with associated access, public open space and landscaping. Departure from the Development Plan.

11-02-2015

A/51/14/OUT

Outline Application with Some Matters Reserved for demolition of the existing Manor Nursery Garden Centre and hard standing and redevelopment for 32 dwellings with associated access, public open space and landscaping. Departure from the Development Plan.

Approved Cond + S106

20-03-2015

REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection; Detailed letter to follow.

3 Letters of objection:

- Other more sustainable sites within the BUAB are available that could take the houses that the village may need.
- No identified need for the number or types of houses in this area.
- Flood risk, Water Lane, Station Road and village green flooded in 2012, water supplies, drains and sewerage unable to cope, hosepipe ban in 2012 referred to.
- No FRA or drainage statement submitted with the application.
- Schools, medical and leisure facilities at near capacity.
- Village roads and A259 unsuitable for additional traffic.
- Jobs not available locally.
- Without significant investment in highway infrastructure, this proposed development, along with others, will increase traffic congestion and adversely affect highway safety.
- Object that there is no primary school provision in this part of Angmering.
- Insufficient parking available, especially for the affordable housing.

Comments on Representations received:

Parish objection noted. No detailed letter has been received from the Parish Council so officers are unable to address their objection.

Comments on letters of objection:

The site forms part of the Strategic Housing Allocation found within the Emerging Local Plan, this Plan has been endorsed by Full Council and is to be submitted for Examination at the end of January. The Council has identified a need to deliver 580 houses per annum for the plan period 2011-2031, this proposal meets a part of that need.

There is no requirement for an FRA to be submitted as the scheme does not meet the necessary threshold (sites of more than 1 hectare) nor is it located within either flood zone 2 or 3.

The scheme will make a pro-rata contribution towards strategic and local highway improvements within the locality, therefore mitigating against harm upon the existing highway network. Similar contributions are being made towards Education, Healthcare, leisure and

sports pitch provision.

The proposed development is an outline scheme, therefore the final layout, which will include parking provision is not yet finalised.

CONSULTATIONS

WSCC Strategic Planning
Parks and Landscapes
Planning and Housing Strategy
Sussex Police-Community Safety
Engineering Services Manager
Engineers (Fluvial Flooding)

Consultations responses received:

HOUSING AND ENABLING OFFICER

The applicants have set out in their proposed plans a design which includes 6 affordable dwellings which complies with the Council Affordable Housing Policy. The dwellings mix as proposed however is not acceptable as 1-bed flats are not a high priority for rented affordable housing in the district. The applicants have not indicated any tenure split for the 6 affordable dwellings I would therefore suggest the split be 4 x rent and 2 x intermediate housing with the dwelling mix to be agreed.

WSCC HIGHWAYS:

Access

The principle of the access arrangements are acceptable. In accordance with the WSCC Road Safety Audit Policy we would require a Stage 1 Road Safety Audit to be undertaken and submitted along with a Designer Response to any problems raised within the audit.

Improvements should be made to the footway connectivity, with the provision of a dropped kerb/tactile paving crossing location to the east and west of Roundstone Lane. This is likely to require a short extension to the footway on the eastern side of the carriageway to facilitate a straight crossing of Roundstone Lane.

Visibility splays have been identified within the transport assessment but should be shown on the site access plan to enable their conditioning.

Internal Layout

Whilst I note that permission is sought for access only I can offer the following comment on the internal layout. Tracking should be undertaken to demonstrate that the internal roads can accommodate the movement and turning of a refuse vehicle.

The alignment of the internal road is straight and its length could encourage vehicles to travel at inappropriate speeds; I would suggest that either the alignment is altered or that features are introduced to discourage higher vehicle speeds.

The carriageway width narrows to 3.5m at the eastern part of the development. I would recommend that a minimum road width of 4.1m is maintained at the shared use sections.

COUNCILS DRAINAGE ENGINEERS

No objection, subject to recommended conditions.

ENVIRONMENTAL HEALTH:

No comment.

Comments on Consultation responses:

Comments from the various officers have been noted. Where conditions have been suggested these will be included as appropriate.

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN12](#)
[GEN14](#)
[GEN15](#)
[GEN18](#)
[GEN2](#)
[GEN20](#)

[GEN3](#)
[GEN33](#)
[GEN7](#)
[GEN8](#)

[GEN9](#)
[DEV17](#)

Publication Version of the Local
Plan (October 2014):

Parking in New Development
Public Transport
Cycling and Walking
Crime Prevention
Built-up Area Boundary
Provision of Public Open Space within New
Development
Protection of the Countryside
Light Pollution
The Form of New Development
Development and the Provision of
Infrastructure
Foul and Surface Water Drainage
Affordable Housing
C SP1 Countryside
D DM1 Aspects of Form and Design
Quality
D DM2 Internal Space Standards
D DM3 External Space Standards
D SP1 Design
ENV DM5 Development and Biodiversity
H DM1 Housing Mix
H SP1 Strategic housing, parish and town
council allocations
H SP2 Affordable Housing
OSR DM1 Open Space, Sport and
Recreation
QE DM2 Light Pollution
QE DM3 Air Pollution
SD SP1 Sustainable Development
SD SP2 Built-Up Area Boundary
T SP1 Transport and Development
W DM3 Sustainable Urban Drainage
Systems
W SP1 Water

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place once the remaining chapters / policies have been published.

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."

The proposal are not considered to comply with relevant Development Plan policies in that it would be located outside of the defined built up area boundaries and within the countryside.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are a significant amount of other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE & POLICY

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Using this as a starting point the development plan in Arun District consists of the Arun Local Plan 2003. In the event of conflicts between policies in these plans or with Government policy, it is the most recent policy which takes precedence. With this in mind the National Planning Policy Framework (NPPF), which was issued in March 2013, is materially relevant and should be afforded significant weight.

DEVELOPMENT PLAN - 2003 LOCAL PLAN

The 2003 Local Plan Proposals Map identifies that the application site is located outside of the existing built-up area boundary. As such, saved policies GEN2 and GEN3 are relevant.

Saved policies GEN2 and GEN3 seek to focus development within the built-up areas, and safeguard the land outside the built up areas (referred to as the countryside for policy purposes). The built up area boundaries were drawn for the purposes of defining the built up areas and countryside having regard to the need to identify within the built up areas (or on allocated sites) the required number of dwellings for the plan period (up to 2011).

These policies and boundaries should be accorded significantly less weight if the Council is unable to demonstrate that it is able to make adequate provision for housing post 2011. This has been reflected in a number of recent appeal decisions. For example, whilst the principles of GEN3 (protection of the countryside) are timeless, the Inspector for the Grenyers Field proposals (December 2012) concluded that these policies (GEN2 & 3) were in conflict with the NPPF as they have not been adjusted to take account of changing housing requirements. This position was also supported by the more recent appeal at The Lillies Caravan Park (April 2014) in which the Inspector also supports this view.

Following receipt of evidence relating to a planning appeal for 79 houses off of Hook Lane, Westergate, the Council had to concede that it did not have an adequate housing supply in the absence of an up to date Local Plan. As such, it remains that policies GEN2 and GEN3 have limited weight in decision making.

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF was published in March 2012. One of the aims is to significantly boost the supply of housing. This framework is the most recently adopted national policy and is an important material consideration in this case.

Paragraph 14 confirms that, at the heart of the guidance is a Presumption in Favour of Sustainable Development. This is in accordance with the three dimensional approach to include economic, social and environmental considerations as set out in paragraph 7. For decision-taking, this presumption in favour means that planning applications that comply with the development plan must be approved without delay. Secondly, where the development plan is absent, silent or

out of date, planning permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole; or specific policies in this framework indicate development should be restricted". In this instance, the proposal is considered to be contrary to Arun Local Plan Policies GEN2, GEN3 and GEN5 but it is considered that these policies could be considered out of date, and therefore the presumption in favour of sustainable development should apply.

This does not equate to a blanket approval for residential development in locations that would otherwise have conflicted with Local Plan policies. If the adverse impacts of the proposal (such as harm to the intrinsic character and beauty of the countryside) significantly and demonstrably outweigh the benefits, then planning permission should still be refused.

Paragraph 47 sets out that Local Planning Authorities should use their evidence base to ensure their Local Plans meet the objectively assessed needs for market and affordable housing as well as identifying sites sufficient to provide five years' worth of housing against their housing requirements with an additional 5% buffer to ensure choice and competition in land marketing. Or a 20% buffer where there has been a record of persistent under delivery. The Council's most recent Strategic Housing Market Assessment provides evidence on housing requirements in Arun and this recommends a housing target of 580 homes per annum to be carried forward by the emerging Local Plan.

Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development, and that 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 housing sites. These 'relevant policies' are contained within the 2003 Local Plan (GEN2, GEN3 and GEN5) and the weight to be afforded to these policies has been discussed in the previous section of this report.

Paragraph 215 of the NPPF ensures that the Arun District Local Plan 2003 carries weight as a development plan document and due weight can be given to the plan according to the level of consistency with the NPPF and the various policies within the Framework. The weight of the Local Plan policies can be assessed according to their level of consistency of the relevant policies within the National Planning Policy Framework.

PUBLICATION VERSION LOCAL PLAN 2013 - 2028

The latest publication of the Local Plan dated October 2014 was approved by Full Council on 10th September 2014; Full Council resolved that the Full Plan be consulted upon under Regulation 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation began on 31st October and closed 12th December 2014.

Annex 1 of the NPPF (para 216) does allow for decision makers to give weight to relevant policies in emerging plans, but this depends on their stage of preparation, the extent to which unresolved objections to relevant policies remain and the degree of consistency of relevant policies within the emerging plan with policies within the NPPF.

The recently published Planning Practice Guidance (PPG) gives further advice as follows:

"arguments that an application is premature are unlikely to justify a refusal of planning permission

other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process"

The proposed development forms part of the wider allocation for 600 homes to the east of Roundstone Lane, Angmering. This is a site specific allocation for residential development as set out within policy H SP1 of the plan. This supports the principle of developing this site, and sets out number of criteria and infrastructure improvements which need to be met by the overall development. Given the number of separate landowners/developers associated with the allocation, a Masterplan for the area has been produced to ensure that the allocation can come forward to form a cohesive development.

MATERIAL CONSIDERATIONS

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Matters which are capable of being treated as material planning considerations are decided by the courts, but the weight to be attached is a matter for the decision maker. However, the weight attached must be reasonable and have regard to other similar decisions.

It is necessary to establish the material considerations and assess the resulting balance. It is judged that the key material considerations in this case are:

1. Sustainability of Location for Housing Development
2. Housing Land Supply
3. Strategic Housing Land Availability Assessment
4. Landscape Impact
5. Masterplan
6. Angmering Neighbourhood Plan

1. SUSTAINABILITY AND SUITABILITY OF LOCATION FOR HOUSING DEVELOPMENT

The site forms a part of a wider strategic housing site identified within the draft Local Plan to

deliver 600 homes. The application site forms one of six sites which make up the strategic allocation in Angmering which is supported by a Visioning Document which identified the potential for 600 homes on the site. The document seeks to bring forward sites on garden city principles. In accordance with Full Councils decision and the evidence base behind the Emerging Plan, the site is considered to be a suitable location for strategic housing growth within the District.

To ensure that this site can be delivered in accordance with the visioning document, the developers for the surrounding development sites, in consultation with the Councils Planning Officers, have produced a masterplan to support the overall delivery of the sites. This masterplan document was presented to members of the Council on 15 January 2014 and at a public exhibition on 13 February 2014. The masterplan identifies key design principles, identifies how sites can link together and the overall infrastructure requirements for 600 homes.

The masterplan document has been prepared as a supporting document to current and future planning applications; it is not an adopted policy document. The document provides a coherent framework to coordinate the delivery of the sites independently, while showing how the overall site will be laid out. It also identifies a planning framework against which the planning applications can be assessed in terms of design and layout uses.

The Council and developers have also had ongoing discussions with relevant service providers to address infrastructure requirements resulting from the development to ensure that the proposed scheme can be considered sustainable, as required by paragraph 49 of the NPPF

The masterplan identifies improvements in connectivity between the existing settlement and the existing range of services within the village to ensure that pedestrian and cycle links can be provided from the new development. WSCC have identified the specific improvements required for this site which includes improvements to bus shelters and passenger information systems, upgrades to footpaths into the centre of the village as well as additional cycle parking at Angmering station. As a result of these improvements, there would be a choice means of transport, either by foot, cycle, or public transport.

This together with the design of the scheme fitting together with adjacent sites will ensure that the site in the form now proposed would provide a sustainable form of development which accords with the wider masterplan produced to support the cohesive delivery of the six independent sites.

2. HOUSING LAND SUPPLY

The Council has published a statement in October 2014 that concludes that the District has demonstrated that it has an adequate housing land supply in accordance with the requirements of the NPPF at that time, including the requirement to provide a 5% buffer. The conclusions of the October document are that our supply is currently 5.34 years based on the requirement to provide housing in accordance with the requirements of the emerging Local Plan, the report therefore demonstrates that we are marginally above these requirements.

Given the above position, in accordance with paragraph 49 of the NPPF, housing policies within the development plan could be considered up to date. However, in the case of Arun, housing policies within the development plan date back to 2003 and were relevant for the period 2001 - 2011.

The Council will be heavily reliant upon the delivery of new strategic sites in order to maintain the supply of suitable housing, allocations have now been agreed to take forward under the public version of the Local plan.

Whilst the above is noted, the Council is aware that without the post 2011 housing strategy being adopted as part of a Development Plan, the Councils should consider the full objectively assessed need (OAN) against a 'policy off' position. This means that the full OAN for the District should be considered without any policy constraints being applied, such as affordable housing, employment provision or market influences. Therefore if the Council were to consider its housing supply against a 'policy off' requirement, it would not be able to meet its OAN.

Whether or not the Council is able to demonstrate an adequate housing land supply is only one material consideration to be weighing up in determining whether there is 'significant and demonstrable harm' alongside all other considerations (eg. Prematurity, highways, amenity landscape, ecology, design etc) associated with individual proposals. Refusal of proposals solely on the basis of having a demonstrable adequate supply of housing is not significant or demonstrable harm and could not be sustained.

3. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

The Strategic Housing Land Availability Assessment (SHLAA) (2012) considers the potential of the application site (Site Ref 80), as well as the surrounding land, to accommodate housing development and concludes that;

- The site is outside but adjoining the settlement boundary.
- Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, the site could be considered as part of a comprehensive development including adjacent land.
- If planned comprehensively this could contribute to the creation of a sustainable, mixed community.
- This site adjacent to the urban area is in a location that developers find attractive to bring forward housing sites for development.
- There is no economic reason why the site should not be financially viable given that the alternative land use is agricultural, taking account of any community gain package, including affordable housing and other S.106 obligations, as well as abnormal development costs.

This document is not a planning policy document but the conclusions within it provide part of the decision making evidence base. The second point above is of most relevance; in that this site could if considered comprehensively with others form the basis of a sustainable mixed community for future housing needs.

4. LANDSCAPE IMPACT

The proposed development would introduce new buildings, roads, car parking, and public open space within the curtilage of the existing residential dwelling. The site's character is domestic in its appearance and is largely made up of the well landscaped gardens to the front and rear of the existing property. The proposed site is enclosed on three sides by sites with permission to construct residential properties, associated landscaping and access roads. These sites are subject to the detailed landscaping schemes to ensure that the overall development does not impact

upon the wider landscape.

A Landscape Character Assessment "the Arun Landscape Study" has been carried out by Consultants on behalf of the Council in connection with the Draft Local Plan. The study considers gaps on the basis of structural landscape analysis, landscape characterisation and visual assessment to address: coalescence, erosion of setting, identity and intervisibility of settlements. In addition, it considers the impact on protected physical assets, views to landmarks and protection of the undeveloped coastline.

The proposal site is not specifically classified within the character assessment, however it does form part of the wider Angmering Coastal Plain, although it should be noted that the site makes up a very small proportion of this area.

Given that the proposed development is at outline stage, any reserved matters application will need to demonstrate an appropriate landscaping scheme which complies with the approach taken for the adjacent sites. Based on the scale of the site and the development approved on adjoining land, the proposal would not have any unacceptable impacts upon the surrounding landscape, in particular the South Downs National Park.

5. MASTERPLAN

The masterplan coordinates the detailed design, appearance, layout, provision of public open space and road widths on the whole development area to the east of Roundstone Lane. The Masterplan approach will ensure a sustainable form of development by ensuring that the development is of a high standard of design which is a core planning principle as set out in paragraph 17 of the NPPF.

The application under consideration is in outline form with all detailed design issues reserved. As submitted, the indicative layout plan is not acceptable as it is deficient in the provision of open space and officers are not yet convinced that 18 dwellings could be accommodated on the site. The applicants are proposing to submit a revised layout which indicates that the scheme which complies with the masterplan. Should one not be submitted, a recommendation of refusal will be made.

6. ANGMERING NEIGHBOURHOOD PLAN

Paragraph 007 ref 41-007-20140306 of the Planning Practice Guidance provides guidance on the weight to be given to emerging neighbourhood plans when determining planning applications. It states that an emerging neighbourhood plan may be a material consideration. Paragraph 216 of the National Planning Policy Framework sets out the weight that may be given to relevant policies in emerging plans in decision taking.

The Angmering Neighbourhood Plan has now passed its examination and the Neighbourhood Plan group have accepted the modifications required by the Examiner. As such the Plan can now proceed to referendum which is to be held on 22nd January 2015. The plan is therefore a material consideration in the determination of the application.

The plan includes policies in the following areas:

- Housing
- Employment and retail
- Environment and Heritage
- Traffic and Movement
- Community and Leisure

The plan does not support the proposed development, however this is in conflict the Emerging Local Plan. In situations where there is conflict between a Neighbourhood Plan and Local Plan, the Local Plan policy takes precedence as the higher level document. The Emerging Local Plan includes policies to allocate the site for housing development and as such it is considered that the principle of additional housing development has been established by the Local Plan.

CONCLUSIONS ON MATTERS OF PRINCIPLE

The NPPF requires there to be a presumption in favour of the proposals which are located in a sustainable location. With or without a Council agreed strategic housing allocation to include within a pre-submission Local Plan, the proposals are considered to be located within a well contained site and subject to mitigation is considered to be a sustainable location for development.

The site currently forms a part of the Council's proposed housing strategy within the draft Local Plan as approved by Full Council. As such, the principle of housing development in this location is currently supported by the Council, subject to the assurance it can be delivered as a part of the strategic allocation and not a stand along site.

As Full Council have accepted the recommendation of Local Plan Sub-Committee in respect of the proposed strategic allocations for inclusion in the post 2011 Local Plan, the principle of development at this location is considered acceptable. The Council can demonstrate a post 2011 housing strategy. The proposals are a sustainable form of development that would be strongly supported by the NPPF.

The current housing land supply is under review, however as this site is part of the Council's agreed future housing strategy, its delivery is essential to the maintenance of an adequate supply of housing land in future years.

Accordingly, the principle of developing this site is acceptable.

6. TECHNICAL MATTERS

FOUL WATER, SURFACE WATER DRAINAGE & FLOOD RISK

Paragraph 103 of the National Planning Policy Framework states: "When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape

routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems."

Policy GEN9 of the Local Plan seeks to ensure that sites on which new development is provided can be adequately drained and does not cause flood risk to existing properties.

The site is located within flood zone 1, as defined by the Environment Agencies flood zone maps. This means that the site has the lowest probability of flooding, this together with the scale of the site being under 1 hectares means that a full Flood Risk Assessment is not required.

However the drainage design for the scheme will need to ensure that the proposal does not increase the risk of flooding elsewhere. As such, any reserved matters application will need to identify a suitable drainage scheme for both foul and surface water drainage to ensure that the development can take place without increasing the risk of flooding elsewhere.

SITE CAPACITY, LAYOUT AND DESIGN

The masterplan submitted to support the scheme, whilst not a planning policy document identifies key principles and design features which should be incorporated into each individual scheme. The indicative layout currently submitted does not show compliance with the agreed masterplan principles. As such a revised layout indicating the siting of on-site open space is anticipated and will be available ahead of the committee date.

ACCESS & TRANSPORT

Paragraph 32 of the NPPF confirms that decisions should only prevent development on transport grounds where the residual cumulative impacts of development are severe. The Local Highways Authority identified that the cumulative impact of this proposal along with other existing and anticipated proposals in close proximity to the site had potential to have a severe impact and required that a Joint Transport Assessment be prepared on the basis of 600 homes being delivered in this location. This is referred to as the PBA study.

As a result of the cumulative impact on the highway has been assessed in conjunction with other proposed developments in the vicinity of the site and suitable highway mitigation has been identified including improvements to the A259, A280 & Weavers Hill.

Site Access

The development proposes that the existing access vehicle access from Roundstone Lane, be replaced with an improved means of access into the site. Full details have not yet been submitted, however they have been requested. Initial comments from the County Councils highway officers confirm that the means of access would be acceptable, subject to a Road Safety Audit (RSA) being completed and any concerns raised addressed through the detailed design of the access onto Roundstone Lane. This RSA and a detailed access plan have been requested. Should they not be received prior to the consideration of the application, the application will either have to be amended to reserve 'means of access' or a recommendation of refusal will follow.

PARKING PROVISION

Parking provision is to be addressed as a reserved matter, this will need to ensure that the provision meets the WSCC Parking Demand Calculator requirements. The indicative layout suggests that this can be achieved.

INFRASTRUCTURE

The NPPF sets out the Government's policy on planning obligations in Para's 203 and 204. Respectively these paragraphs state;

"Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address impacts through planning conditions." and;

"Planning obligations should only be sought where they meet all the following tests;

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development."

Policy DEV8 of the Local Plan requires applicants' to provide the costs of additional infrastructure required to service their development and mitigate their impact. These are usually through the signing of a legal agreement. All request for infrastructure payments must meet the 3 tests of the Community Infrastructure Levy (CIL) Regulations 2010, which are set above as part of the Para 204 of the NPPF. It is recognised that the issue of infrastructure has featured prominently in the representations received.

The overall development of 600 homes generates some significant infrastructure needs within the locality with the Councils priorities being the facilitation of a new primary school within Angmering, improvements to the highway network (as set out above) and healthcare. The proposal also generates a need for contributions towards the Fire and Rescue Service, Libraries, Sixth and Secondary Education and leisure service provision.

The County Council have identified what the standard contribution towards the provision of primary school places would be as a result of the development of 600 units, this generates a sum of £1,266,377. However, the standard funding would not secure the delivery of a new primary school which costs £5,000,000. Therefore an additional £3,733,623 is required to facilitate the provision of a 1 Form Entry Primary School on land to the south of Bramley Green. This additional contribution is to be provided by the first 370 units currently proposed by applications A/82/12, A/122/12 and A/135/12 which have been approved by the Development Control Committee.

The applicants are progressing a Section 106 Legal Agreement to secure financial contributions, as well as affordable housing. A heads of terms for the proposed development is appended to this report.

While it is appreciated that there is local concern over the current state of infrastructure provision within the area and the additional pressures further development would have on this, the securing of contributions by means of a Section 106 Legal Agreement, to off-set the impact caused by the proposed development, is an acceptable mechanism by which these concerns can be addressed, to the point where it would not be appropriate to refuse planning permission.

PROVISION OF AFFORDABLE HOUSING

The provision of affordable housing is a significant benefit, and a material consideration given the need for affordable housing in this area, and the strong need in the District as a whole.

The District Council's Housing Strategy and Enabling Manager has considered the proposal and his consultation response is set out in full above. He considers that there is an established need for affordable housing in the Angmering area. The policy complaint position would be for the scheme to provide 30% of the homes as an affordable tenure. The applicants are proposing 30% affordable housing for the site, which would result in a total of 6 units.

7. CONCLUSIONS

The National Planning Policy Framework has at its core a 'presumption in favour of sustainable development' and where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless there are any adverse impacts that would significantly or demonstrably outweigh the benefits. These are factors that weigh heavily in favour of approving planning permission for development.

The site's location has been identified as being in a sustainable location, is well related to the existing village and is located in an area that Full Council have identified as being a site-specific allocation for 600 homes in the Publication Local Plan. The proposed development will relate well to other developments in the surrounding area, being designed on the same design principals and makes proportionate contributions to infrastructure. It is therefore considered that the principal of development is acceptable.

Subject to the receipt of an amended indicative layout, RSA and access plan, the assessment of the application has not identified any technical issues that would require refusal of the application. It is considered that the applicants design approach are suitable and represent a high quality development.

The application will make significant contribution towards strategic and local highway infrastructure helping to deliver a major route improvement scheme along the A259, and will provide a contribution towards other required infrastructure within the locality. This is a factor which falls strongly in favour of the application.

It is therefore considered that in accordance with relevant policy and other material considerations, there are significant arguments in favour of supporting the development proposed.

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 for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 a neutral impact has 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).

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Means of Access;
- (b) Layout;
- (c) Scale;
- (d) Appearance;
- (e) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Site Plan - Drawing No. 2.01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A '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 materials and '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 GEN7 of the Arun District Local Plan.

- 5 (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges to be retained on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued well-being of the trees in the interests of the amenity of the locality.

- 6 No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: In the interests of road safety.

- 7 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

- 8 The garage buildings shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety.

- 9 No part of the development shall be first occupied until the roads, footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning

Authority.

Reason: To secure satisfactory standards of access for the proposed development.

- 10 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays or Public Holidays;

Reason: In the interests of highway safety and the amenities of the area.

- 11 No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

- 12 Development shall not commence until a programme of archaeological work has been implemented in accordance with a written Archaeological Mitigation Strategy document to be submitted to and approved by the Local Planning Authority. The Mitigation Strategy shall include commitments to:

- carry out on site archaeological investigation in accordance with an agreed project design;
- preserve in situ and intact non-designated archaeological heritage assets that are demonstrably of equivalent significance to scheduled monuments (with reference to Historic Environment guidance in Paragraphs 132, 133 and 139 of the National Planning Policy Framework (March 2012));
- fully investigate, record, analyse and report, to a specification to be submitted to and approved by the Local Planning Authority, and to a standard proportionate to their significance, archaeological heritage assets that unavoidably will be affected adversely by development-related ground excavations;
- prepare and implement satisfactory procedures to communicate the findings of

archaeological investigation to the local community.

Reason: To ensure the archaeological interests of the site are protected.

- 13 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of "superfast broadband" (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure suitable provision for all potential occupiers in accordance with paragraph 42 of the NPPF.

- 14 The landscape details referred to in Condition 1 shall include details of all existing trees and hedgerows on the land indicating which are to be retained and which removed. Development shall be carried out in accordance with the approved details. No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the local planning authority.

Reason: In the interest of amenity and the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 15 The landscape details referred to in Condition 1 shall include full details of the position, design, materials, height and type of boundary treatment to be provided. The boundary treatment shall be provided to each dwelling before the dwelling is occupied or in accordance with the approved phasing plan. Development shall be carried out in accordance with the approved details.

Reason: In the interest of amenity and the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 16 The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.

Reason: In the interest of amenity and the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 17 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources. Details and a timetable of

how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority [as a part of the reserved matters submissions required by condition 1]. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF.

- 18 Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 19 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 20 Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22.

- 21 No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for the storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the local planning authority. Thereafter these areas shall not be used for any purpose other than the

storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policy GEN7.

- 22 Prior to the first occupation of any dwelling, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policies GEN7 of the Arun District Local Plan.

- 23 The details referred to in condition 1 shall include details of the materials/external surfaces of the buildings, surfaces for roads/footpaths, earth remodelling, means of enclosure and the parking of vehicles. Development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority.

Reason: To enable the local planning authority to control the development in detail in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 24 Garages provided on the site shall measure a minimum of 6m x 3m internally.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with policy GEN7 of the Arun District Local Plan.

- 25 No development shall take place until details of measures taken to provide pedestrian and cycle linkages between the application site and the proposed development A/82/12/ and A/135/12 have been submitted to and been approved in writing by the Local Planning Authority:

Reason: In the interests of highway safety.

- 26 INFORMATIVE: Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

- 27 INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 28 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.
- 29 **INFORMATIVE:** This decision has been granted in conjunction with a Section 106 legal agreement relating to education, highways, healthcare, libraries, fire & rescue services, leisure provision, affordable housing, public open space and sports pitch provision.
- 30 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel; 0330 303 0119) or www.southernwater.co.uk.
- 31 **INFORMATIVE:** A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel; 0330 303 0119) or www.southernwater.co.uk.
- 32 **INFORMATIVE:** The applicant is advised that, whilst the Council is satisfied that a layout accommodating 18 dwellings can be achieved on the site, there are significant objections to the indicative layout submitted with the application. Any reserved matters submission will need to demonstrate that it can link the approved schemes to the north and south together with pedestrian and vehicles and will need to incorporate good design principles to provide an open space that is overlooked by development (as the schemes to the north and south do). At this time, it appears very unlikely that any scheme that seeks to retain the existing dwelling on the site could provide a satisfactory layout that satisfies these requirements.