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Planning Statement

The Laurels, Dappers Lane

November 2019



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Project Name: The Laurels, Dappers Lane

Location The Laurels, Dappers Lane, Angmering, BN16
4EN

Client: Oceanview Developments Ltd

File Reference: P1483i

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1. Introduction

1.1. This Planning Statement has been produced on behalf of our clients, **Oceanview Developments Ltd**, in support of the Reserved Matters (RM) application for the development of 9no dwellings at The Laurels, Dappers Lane, Angmering, BN16 4EN.

1.2. This Reserved Matters application is for:

Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings.

1.3. Details of access were approved under Outline permission (reference A/74/18/OUT). This RM application specifically addresses planning condition 1 of the Outline permission as detailed below:

“The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) 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) Layout;*
- (b) Scale;*
- (c) Appearance;*
- (d) Landscaping.”*

1.4. This statement sets out the relevant background for the determination of the application including a description of the site and its surroundings, the relevant planning history, relevant planning policy and how the development responds to it, details of the development proposal and an assessment of the relevant planning considerations.

1.5. The following documents and drawings are submitted in support of this RM application. Furthermore, the following documents and drawings contain details to enable the discharge of planning conditions 1, 4, 5, 7, 12, 14, 15, 16, 18 pursuant to the outline consent (reference A/74/18/OUT). Separate discharge of condition applications will be submitted alongside this RM application.

- **Application Form**
- **Planning Statement**
- **Validation Checklist**
- **Biodiversity Checklist**
- **Notices**
- **Design and Access Statement (including External Lighting details) (Submitted to address Condition 1 and RM application)**
- **Existing and Proposed Drawings (Submitted to address Condition 1 and RM application)**
- **Acoustic Report (Submitted to address Condition 4)**
- **Transport Note (including Parking Plan) (Submitted to address RM application)**
- **Arboricultural Impact Assessment and Method Statement (Submitted to address RM application)**
- **Tree Retention and Protection Plan (Submitted to address RM application)**
- **Contamination Reports including Remediation Strategy, Risk Assessment and Infiltration Testing Report) (Submitted to address Condition 7)**

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- Detailed Landscape Plan (*Submitted to address Conditions 1, 5, 12 and RM application*)
- Drainage Strategy including Drainage Technical Note, Construction Details, Proposed Impermeable Areas Plan, Proposed Ownership Plan and Proposed Drainage Strategy Plan (*Submitted to address Conditions 14, 15, 16, 18 and RM application*)

2. The Site

- 2.1. The proposed development site is situated on the north eastern side of Angmering at 'The Laurels', Dappers Lane. The village of Angmering is situated within the Angmering and Findon Ward of Arun District Council.
- 2.2. The site itself is outlined in red in Figure 1 and comprises land attached to a residential dwelling known as The Laurels. The existing site is circa 0.5ha. The development site occupies an L shaped parcel of land extending to the rear of The Laurels with access to Dappers Lane on the southern side.
- 2.3. The eastern area of the site is made up of a mixture of trees, vegetation and shrubs. The northern and southern boundaries to the neighbouring properties consist of trees, hedges and other vegetation. On the western extent of the site, shrubs, and trees screen the site from Dappers Lane.



Figure 1 - Site Context

- 2.4. There are several bus stops within relatively close proximity of the site, with the closest being 45m from the southwest corner providing future residents of the proposed development with sustainable transport options. Angmering railway station is situated circa 2km to the south of the site providing sustainable connections region-wide. The village centre is located circa 580m walking distance from the site and is considered therefore to be sustainably located.
- 2.5. With regards to flood risk, the Governments Flood Maps for Planning does not identify the site as being at any risk of flooding.
- 2.6. The site is not identified to be within a Conservation Area or within proximity to any. It is also located outside of the built-up area boundary.
- 2.7. Angmering has several heritage assets within the village core. The closest heritage asset to the proposed development site is Weaver Cottage, opposite the foot of Dappers Lane. The property is Grade II listed but given that the closest point of the site is circa 300m from the Cottage and that the Cottage is not visible from the site it is considered that there will be no direct impact on the Cottage's setting as a result of any form of development on the site.

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- 2.8. The site is bounded by residential development on the north, south and western sides of the site. The land immediately to the north of the site is made up of light industrial units, with a collection of small single storey buildings, many of which also have flat roofs making for a low profile.
- 2.9. Outline planning permission for residential development has been granted at sites to the north of the site and the site itself has been identified as having development potential in the November 2016 Housing and Economic Land Availability Assessment (HELAA) (refer to site reference 82D).
- 2.10. The surrounding area is characterised by largely two storey residential development with some limited bungalow development. The design of residential development to the west is largely traditional in style.
- 2.11. Regarding the properties populating Dappers Lane, Numbers 1 – 3 Styles Field are situated north west of the site (reference Figure 2). The buildings are largely traditional in character, predominantly made of brick with cladding / flint features. The buildings are all of two storeys and feature half hipped and gabled roofs. Further to this, as shown in Figure 2, the buildings are set back from Dappers Lane.



Figure 2 - Surrounding Character along Dappers Lane

- 2.12. The set back forms part of a common, albeit irregular (sinuous), building line along the western side of Dappers Lane. There is less of a defined building line on the eastern side of Dappers Lane although again residential units are set back from the highway. The land and buildings on the eastern side of the highway are screened by existing vegetation.
- 2.13. The character of the area is thus considered to be suburban and semi-rural in character typified by large detached and semi-detached properties. Existing trees and vegetation contribute to the character of the area.

3. Planning History

- 3.1. A search of the site's planning history has been undertaken and the Council's planning register reveals the following which has been ordered chronologically with the most recent being first.
- 3.2. **A/74/18/OUT** – *'Outline Planning Permission with all matters reserved, except access, for the demolition of existing outbuildings and the erection of 9No. two storey dwellings consisting of 2No. two bedroom dwellings, 3No. three bedroom dwellings and 4No. four bedroom dwellings'* at The Laurels, Dappers Lane, Angmering – Application permitted on 5 September 2018.
- 3.3. This RM application follows on from the above Outline consent (reference A/74/18/OUT).
- 3.4. The Officer's report for the above Outline consent noted that although the layout, scale, appearance and landscaping of the scheme would be secured by way of a RM application, the indicative layout was generally seen to be acceptable. Furthermore, the Officer's report noted that the character of the area typically consists of large detached and semi-detached two storey properties which would be acceptable on this site.
- 3.5. In terms of residential amenity, the Officer's report noted that *"the submitted indicative plans indicate that in terms of the impact of the development upon the residential amenity of existing neighbouring properties there will be no unacceptable adverse impacts on properties to the north, south and east of the site. Within the site where the rear of properties face each other the distances exceed 20m which is considered acceptable to prevent adverse overlooking."* As discussed in detail in Section 6 of this Statement, the proposed layout is very similar to the indicative outline layout and is therefore considered to be acceptable in terms of residential amenity.
- 3.6. **A/15/05/** - *'Single Storey rear extension'* at The Laurels, Dappers Lane, Angmering– Application permitted on 16 March 2005.
- 3.7. **A/83/98/** - *'Extensions and alterations'* at The Laurels, Dappers Lane, Angmering– Application permitted on 8 September 1998.

4. The Proposal

- 4.1. As set out within the Introduction, this application seeks the approval of RM for the **Layout, Scale, Appearance and Landscaping** for 9no dwellings at The Laurels. The principle of the development is well established through the Outline approval, along with access.
- 4.2. The proposed site layout (as shown in Figure 4) has been based upon the Outline Indicative Site plan (as shown in Figure 3) by adopting the indicative road layout and positioning of the dwellings.

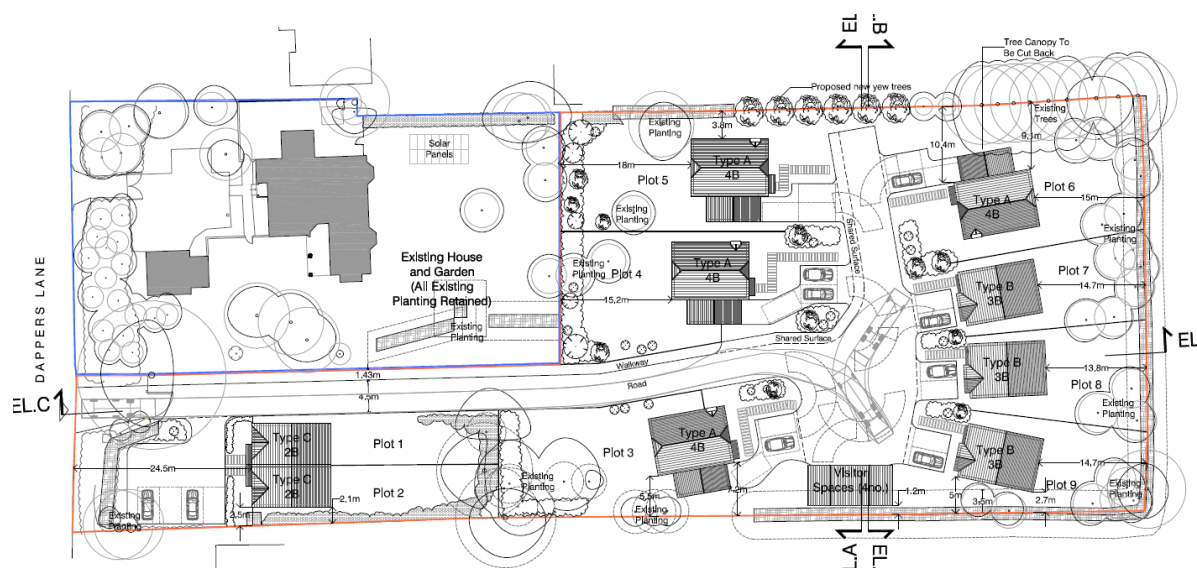


Figure 3 - Outline Indicative Site plan

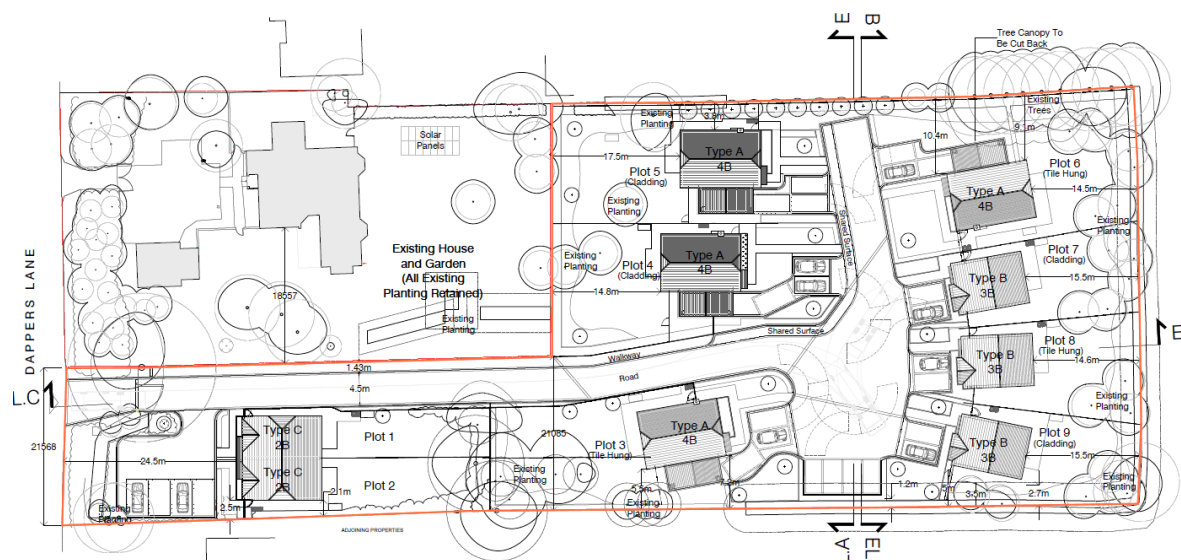


Figure 4 - Proposed Site Plan

- 4.3. The outline approval permitted access to the site from Dappers Lane which is taken forward fully through this RM submission.
- 4.4. In terms of car parking, the scheme responds to the outline permission by proposing a total of 30 car parking spaces on the site. 26 of the car parking spaces will be allocated for residents and 4 will be allocated for visitor spaces which are located on the southern boundary, to the east of Plot 3.
- 4.5. 26 of the car parking spaces are allocated as follows:

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- 2-bedroom dwellings (Plots 1 and 2) – 2 spaces per dwelling;
- 3-bedroom dwellings (Plots 7, 8 and 9) – 2 spaces per dwellings;
- 4-bedroom dwellings (Plots 3, 4, 5 and 6) – 4 spaces per dwellings.

- 4.6. The 4-bedroom dwellings will include car ports which will be attached to the dwellings on the side elevation. In total there would be 4no car ports.
- 4.7. Private, secured, covered cycle parking will be provided for each unit in the form of sheds in the rear garden, in accordance with West Sussex County Council Parking Standards.
- 4.8. In terms of the proposed density of the development, the site has a total area of 0.58ha. In this regard, the proposed density of the development is 15.5 dwellings per hectare (dpa). This responds to the outline permission which indicatively identified the same dpa at 15.5.
- 4.9. The proposed quantum of development for the market homes on-site has been formulated in response to the outline permission and remains the same as set out below.

Plot No.	Unit Type	No. of Bedrooms	Size of Unit
1	Semi Detached	2-bedrooms / 4 persons	92.8sqm
2	Semi Detached	2-bedrooms / 4 persons	92.8sqm
3	Detached	4-bedrooms / 6 persons	128sqm
4	Detached	4-bedrooms / 6 persons	128sqm
5	Detached	4-bedrooms / 6 persons	128sqm
6	Detached	4-bedrooms / 6 persons	128sqm
7	Detached	3-bedrooms / 5 persons	100.6sqm
8	Detached	3-bedrooms / 5 persons	100.6sqm
9	Detached	3-bedrooms / 5 persons	100.6sqm
Total			999.4sqm

Table 1 - Proposed Quantum of Development

- 4.10. As set out above, the proposed dwellings will either be semi-detached or detached dwellings and would be two storey in height.
- 4.11. The design and appearance of the scheme responds fully to the local vernacular, with appropriate architecture, detailing and materiality. This is discussed in further detail in Section 6 of this Statement and accompanying Design & Access Statement

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the Arun Local Plan (2018) and Angmering Neighbourhood Plan (2014). The National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations.
- 5.1.3. This section considers how the RM application complies with relevant National and Local Planning Policy

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 and revised in February 2019. At the heart of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.2.2. The role of residential developments in providing for sustainable development cannot be underestimated, with the delivery of a wide choice of high quality homes contributing to the social, economic and environmental benefit of Arun District. This is supported under the provisions of **Paragraph 8** of the NPPF.
- 5.2.3. In this regard it is therefore considered that the proposed development of the application site to provide high quality residential dwellings represents sustainable development, and should therefore benefit from the presumption in favour of sustainable development under the provisions of **Paragraph 11** of the NPPF.
- 5.2.4. **Section 5** of the NPPF seeks to boost significantly the supply of homes. This is a RM application and the benefit of 9no new homes should weigh positively in the schemes favour when considered against all other material considerations.
- 5.2.5. **Section 8** of the NPPF (Promoting healthy and safe communities) seeks to guide developers to achieve healthy, inclusive and safe places to promote social interaction, create safe and accessible places and enable and support healthy lifestyles. These aims have been considered through the design process for the development.
- 5.2.6. **Section 12** of the NPPF is concerned about development ‘*achieving well-designed places*’ and under paragraph 127 it states that ‘*planning policies and decisions should ensure that developments:*
 - a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

5.2.7. **Paragraph 122** notes that:

'Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.'

5.2.8. **Section 14** of the NPPF (Meeting the challenge of climate change, flooding and coastal change) requires applicants to consider flood risk and climate change. **Paragraph 155** states that *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk'*. As previously identified, the Government's Flood Maps for Planning identifies that the site is not within an area at risk of flooding and therefore development of this site is considered to be appropriate.

5.2.9. **Paragraph 163** of the NPPF further requires that flood risk must not be increased elsewhere as a result of new development. Applicants are required to ensure that the proposals will be safe, flood resistant and resilient and incorporate Sustainable Drainage Systems where appropriate. The submission documentation demonstrates that the proposal is acceptable in terms of flood risk management.

5.2.10. **Section 15** of the NPPF (Conserving and enhancing the natural environment) requires the protection and enhancement of the natural and local environment. Both landscape and ecological considerations have been central to the design proposals for the site. Additionally the application site is not located within any landscape designations.

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- 5.2.11. Overall, it is concluded that the proposal complies fully with the policy objectives of the National Planning Policy Framework.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and is updated regularly. The NPPG supplements those overarching objectives of the NPPF. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Arun Local Plan (2018)

- 5.4.1. The Arun Local Plan (ALP) covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on 18 July 2018. The Plan sets out the vision for the future of Arun and guides development to achieve that vision.
- 5.4.2. The following policies are not explored in detail within this statement but are relevant in the determination of this application. The policies have however been explored in detail in the preparation of this application which is considered to be compliant with the relevant policies:

- Policy SD SP1 – Sustainable Development
- Policy SD SP1a – Strategic Approach
- Policy SD SP2 – Built up Area Boundary
- Policy LAN DM1 – Protection of landscape character
- Policy H SP1 – The Housing Requirement
- Policy H DM1 – Housing Mix
- Policy D SP1 – Design
- Policy D DM1 – Aspects of form and design quality
- Policy D DM2 – Internal space standards
- Policy ECC SP2 – Energy and climate change mitigation
- Policy T SP1 – Transport and Development
- Policy ENV SP1 – Natural Environment
- Policy ENV DM3 – Development and biodiversity
- Policy W SP1 – Water
- Policy W DM3 – Sustainable Urban Drainage Systems
- Policy QE SP1 – Quality of the environment
- Policy QE DM2 – Light Pollution
- Policy QE DM4 – Contaminated Land

5.5. Strategic Planning Policy – Angmering Neighbourhood Plan (2014)

- 5.5.1. The Plan was formally 'made' by Arun District Council on 11 March 2015 and is now seen as a material consideration for planning applications. The Plan is currently under review and there is no timetable for its production.
- 5.5.2. The Neighbourhood Plan lists several key policies which are seen to be directly relevant to the proposed development. As discussed, the principle of residential development at this site has been established by virtue of the outline consent therefore the following policies are considered to be relevant:
- **HD1 – Built up Area Boundary**
 - **HD3 – Housing Mix**
 - **HD4 – Materials**

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- **HD5 – Built Form**
- **HD6 – Housing Layouts and Design**
- **HD7 – Housing Density**
- **HD8 – Parking for New Development**

5.5.3. Policy HD5 seeks plot widths to follow the character of the existing built form and that new buildings should be less than 2.5 storeys and should be well integrated with the character of the area. It is our view that the proposals are fully compliant with this policy.

5.5.4. Policy HD7 requires development to meet appropriate housing densities as appropriate to the surrounding area. The proposal at The Laurels is considered to provide for a suitable density in this respect and responds to the outline permission which indicatively identified an average density of 15.5dpa.

5.6. Emerging Arun Parking Standards Supplementary Planning Document (SPD)

5.6.1. Arun District Council are currently in the process of adopting a new Parking Standards SPD as a result of West Sussex County Council's new 'Guidance on Parking at New Developments' document.

5.6.2. The emerging document went out for consultation for a 4-week period in July 2019. The comments received have been considered by the Council, who have prepared an amended version of the document as a result (dated October 2019). Final comments on the document are due 19 November 2019 and the documents adoption is anticipated for soon after.

5.6.3. In this regard the emerging SPD has been considered in the preparation of this RM application and is discussed in detail within Section 6 of this Statement.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

- **Principle of Development;**
- **Layout (Reserved Matter);**
- **Scale (Reserved Matter);**
- **Appearance (Reserved Matter);**
- **Landscaping (Reserved Matter);**
- **Residential Amenity (Condition 4);**
- **Access, Parking and Highways;**
- **Arboriculture;**
- **Ecology (Conditions 5 and 12);**
- **Drainage (Conditions 14, 15, 16 and 18);**
- **Contamination (Condition 7).**

6.1.2. The following sections consider these matters in greater detail.

6.2. Principle of Development

6.2.1. The Outline planning permission established the principle of residential development on this site.

6.2.2. This RM application details the Layout, Scale, Appearance and Landscaping for 9no residential units at The Laurels in Dappers Lane. This RM application specifically addresses planning Condition 1 of the Outline permission.

6.2.3. It is therefore considered that the principle of development for 9no residential units was established at the Outline stage. Furthermore, access on to Dappers Lane was also established at the Outline Stage.

6.3. Layout (Reserved Matter)

6.3.1. As a requirement of the Outline planning permission, 'Layout' is to be submitted to and approved in writing by Arun District Council, prior to commencement of development and no later than the expiration of three years beginning with the date of the grant of the outline permission; therefore by 5 September 2021.

6.3.2. The proposed site layout has been explained in detail within the accompanying Design & Access Statement and Landscape Masterplan, and has been based upon the Outline Indicative Site plan by adopting the indicative road layout and approximate locations of the dwellings.

6.3.3. As previously detailed, the proposed density of the development is consistent with the outline approval which proposed 15.5dpa. During the determination of the outline application, the proposed density was considered to be acceptable when considering nearby approved applications for residential development. In this regard the proposed density is considered to be acceptable and accords with Policy HD7 of the Angmering Neighbourhood Plan.

6.3.4. Please refer to the Design & Access Statement, and accompanying drawings for more information.

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6.4. Scale (Reserved Matter)

- 6.4.1. The proposed heights of the dwellings have been carefully considered to respond sensitively to the surrounding area. Whilst it is acknowledged that the industrial units to the north and south are single storey, the existing dwelling at The Laurels is two storeys in height as indeed are the majority of dwellings fronting onto Dappers Lane. In this regard, the proposed dwelling heights are two storey and are considered to be of a comparable scale to other nearby dwellings along Dappers Lane.
- 6.4.2. In terms of size, the proposed dwellings will consist of predominantly detached dwellings and 2no semi-detached dwellings (Plots 1 and 2) situated at the entrance of the site. The prevailing character within the immediacy is detached and semi-detached houses therefore the proposals are considered to be acceptable in this location.
- 6.4.3. Furthermore, as discussed in Section 3 of this Statement, the Officer's report for the Outline Consent acknowledged that large detached and semi-detached two storey properties would be acceptable on this site.
- 6.4.4. Please refer to the Design & Access Statement, and accompanying drawings for more information.

6.5. Appearance (Reserved Matter)

- 6.5.1. The proposed dwellings are considered to consist of a high quality appearance which has taken precedent from the local vernacular by utilising a traditional pallet of materials with a variety of details. The chosen materials for the proposed dwellings are detailed within the accompanying Design & Access Statement but will predominantly consist of tile hanging, brickwork, flint and composite cladding.
- 6.5.2. The design of the dwellings utilises a traditional building form of detached and semi-detached houses with pitched roofs with hips or gables and bay windows. This traditional building form is considered to be typical of the immediacy and the suburban and semi-rural character in which the site is situated within.
- 6.5.3. The Officer's report for the Outline consent noted that although the layout, scale, appearance and landscaping of the scheme would be secured by way of a RM application, the proposal was considered to be in keeping with the character of the surrounding area. In this regard the proposals are similar to those indicatively shown in support of the outline application and are therefore considered to be acceptable.
- 6.5.4. Please refer to the Design & Access Statement, and accompanying drawings for more information.

6.6. Landscaping (Reserved Matter)

- 6.6.1. As previously detailed, the layout and landscape setting of the proposed scheme has been based upon the Outline Indicative Site Plan and has also been carefully considered in relation to the immediate area.
- 6.6.2. To the north, east and south of the site are industrial units, as well as existing residential units. In this regard, landscaping and buffer planting has been optimised in order to secure the site and provide appropriate screening. Appropriate fencing has also been provided on the boundaries to further secure the site.

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- 6.6.3. With regards to soft landscaping, the Officer's report for the Outline consent stated that *'The retained vegetation and proposed increased planting on the western boundary will maintain and enhance the existing tree lined and vegetated nature of Dappers Lane. Whilst the proposal will be visible from Dappers Lane, the existing and proposed boundary treatment will largely screen the development from view.'* In this regard the western boundary treatment will be retained as indicated in the outline drawings.
- 6.6.4. Additional soft landscaping is proposed to the site in order to enhance the visual character of the site and is set out in detail in the accompanying Landscaping drawings and Design & Access Statement.
- 6.6.5. Condition 12 of the Outline consent requires details to be submitted for the retention and enhancement of the existing hedgerow on site which is used by bats for commuting and foraging. The condition further requires a buffer strip to be included around the hedgerows and for the filing of any gaps with native hedge species to improve connectivity and for any hedge which is removed to be replaced. As set out in the proposed Landscaping details, the majority of existing hedgerow will be retained however where it is proposed to be removed (such as within the middle of the site), new native mixed-species hedgerow is proposed in an alternative location, to the majority of the boundaries in order to improve connectivity. Furthermore, flowering grassland areas are proposed around the hedgerows which will act as buffer strips. In this regard it is considered that the proposals satisfy condition 12 which will be submitted for discharge via a separate application.
- 6.6.6. In respect of hard landscaping, the proposals seek to sensitively create a link between the built form and soft landscaping proposal by incorporating high quality materials. Please refer to the accompanying Landscaping drawings and Design & Access Statement for further information.
- 6.7. Residential Amenity (Condition 4)**
- 6.7.1. The proposed scheme has been sensitively designed to respect the existing residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.
- 6.7.2. The proposed development is not seen to impact upon the amenity of those surrounding residential properties and neighbouring development to the west. The proposed development site is well contained being bound by hedgerows and/or trees on all boundaries. The development on Dappers Lane fronts onto Merryfield Crescent and is nevertheless well set-back to be entirely acceptable in residential amenity terms.
- 6.7.3. With regards to the distances between the proposed Plots 5 and 6 and The Laurels, at 41m this relationship is considered entirely acceptable.
- 6.7.4. With regards to the neighbouring bungalow to the south of the site on Dappers Lane, the proposal is set in excess of five metres to the north. The relationship between the bungalow and the proposed new development would be that of flank wall to flank wall and is considered to be acceptable. There are no windows on the northern elevation of the existing bungalow and there is a single side window to Plot 2 which would be obscurely glazed as it would serve the bathroom.
- 6.7.5. In terms of the outlook enjoyed by residents of the bungalow from within the rear garden of their property, the proposal would not break the 45-degree angle rule of thumb from the rear windows and is therefore considered to be acceptable. The proposal is also located to the north which results in no harm to the daylight / sunlight that the property to the south currently enjoys.
- 6.7.6. The separation distance between Plots 1, 2 and 3 is circa 44m and is ample in residential amenity terms.

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- 6.7.7. Sites adjacent to the site to the north and south fall within use class B1 or are consented for B1 uses. The existing / proposed use of B1 is not considered to cause any impact to future occupiers in terms of residential amenity. Furthermore, additional hedgerow, planting and fencing has been introduced to all boundaries to provide further screening and privacy.
- 6.7.8. Condition 4 of the Outline consent requires an Acoustic Report to be submitted to demonstrate that the internal and external noise levels of the proposed residential units bordering these sites, including access thereto/from, will conform to the indoor ambient noise levels for dwellings and external noise levels for amenity spaces as specified within the referred regulations. In this regard an Acoustic Report has been submitted in support of this Reserved Matters application and states that although noise levels are anticipated to have a low impact, mitigation measures (in the form of trickle vents) have been recommended to control the loudest events which could result from the neighbouring commercial uses.
- 6.7.9. The Acoustic Report concludes that, with the implementation of the recommended trickle vents, the proposed scheme is not expected to experience a significant adverse noise impact and that the site is considered acceptable for the proposed residential use.
- 6.7.10. To conclude, the proposals are considered to be entirely acceptable in residential amenity terms with regards to existing and proposed residents, and are acceptable in terms of Condition 4 of the Outline consent which will be submitted for discharge via a separate application.

6.8. Access, Parking and Highways

- 6.8.1. The proposed vehicle access in to the site will be provided via Dappers Lane in which details were approved at Outline stage. This application seeks to set out the details of car and cycle parking, and internal access roads in terms of the site layout. It should be noted that the road layout remains as that shown in the Outline scheme.
- 6.8.2. The outline application was supported by a Transport Statement and Road Safety Audit which has been submitted again in support of this RM application. The supporting Statement notes that access will be designed to WSCC standards with adequate visibility splays, dropped curbs and tactile paving. Furthermore, the proposed development was assessed as having no impact on the local highway network and that there were no unacceptable highway or transport impacts as a result of the proposed development. The RSA noted that vegetation would need to be trimmed to ensure adequate visibility splays.
- 6.8.3. During the determination of the Outline application, the Local Highways Authority were satisfied that the development proposed would not give rise to severe or unacceptable impacts to the operation of the highways network.
- 6.8.4. The proposed development is considered to be located within a sustainable location and enjoys direct access on the pedestrian network at Merryfield Crescent. This provides adequate connectivity to sustainable transport options (bus stops) and pedestrian access to Angmering village centre. The village centre (which provides for a range of shops and services) is located within a reasonable walking distance of the site and therefore the site has good connection to the local vicinity.
- 6.8.5. In addition to the site's sustainable location, car parking is provided across the site in the form of a mixture of private driveways and car ports for the 4-bedroom properties. As set out in Section 4 of this Statement, the scheme seeks to provide a total of 30 parking spaces at the site, 26 of which will be residential spaces and 4 would be visitor spaces. The proposed car parking provision responds to the outline permission and the standards as set out in the revised WSCC Parking Standards.

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6.8.6. In terms of cycle parking, the revised WSCC Parking Standards sets out the following:

- Up to 4 habitable rooms (1No & 2No bedroom houses) - 1 space (per unit)
- 5+ habitable rooms (3No+ bedroom houses) - 2 spaces (per unit)

6.8.7. The proposals seek to provide private, secured, covered cycle parking in the form of sheds in the rear garden of each dwelling. The sheds would be able to accommodate two bikes per dwelling. In this regard the proposals exceed the WSCC Parking Standards requirement.

6.8.8. To conclude the proposals are considered to be entirely acceptable with regards to access, parking and highways.

6.9. Arboriculture

6.9.1. The outline application was supported by the following package of Arboricultural documentation including:

- **Tree Constraints Plan**
- **Tree Retention and Protection Plan**
- **Existing Tree Schedule**
- **Arboricultural Impact Assessment and Method Statement**

6.9.2. The proposals seek to maintain the indicative layout as set out in the outline application and therefore seeks to remove a number of low-quality C category immature trees, shrubs and ornamental planting. The scheme has however been designed to retain as much as possible with respects to the higher quality existing vegetation.

6.9.3. A row of B category leylandii are proposed for removal on the north boundary of the site. The arboricultural assessment notes:

The Leyland cypress treeline along the northern boundary is a large, dominant feature of the site. The trees offer 'moderate' overall value, but little true arboricultural value or screening to the site itself and are oversized for the site. The trees are also very close to buildings in the adjacent property. The treeline's removal would allow the planting of a native, evergreen yew treeline in its place.

6.9.4. The report also notes:

A relatively large quantity of trees, hedges and shrubs are proposed for removal through the development proposals. The majority of this vegetation is ornamental in value, providing low-level screening within the site only, and it does not provide significant screening outside of the site. The proposals have been designed to retain existing trees and shrubs where possible; a large number of trees and shrubs would be retained within rear gardens; in particular a high proportion of the plantation woodland trees to the east of the site. The plantation woodland is yet to reach a significant size, and those trees nearer the boundaries would be retained to provide screening and wildlife habitat as they mature.

6.9.5. Subsequently the proposal is considered to be acceptable in arboricultural terms. The recommendations of the Arboricultural Method Statement (which was submitted in support of the outline application and has been submitted again in support of this RM application) should be adhered to.

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6.10. Ecology (Conditions 5 and 12)

- 6.10.1. With regard to ecology, a Preliminary Ecological Appraisal and Preliminary Protected Species and Bat Roost Assessment Survey by Lizard Design and Ecology was submitted in support of the outline application and has been submitted again in support of this RM application.
- 6.10.2. The Appraisal, which was submitted in support of the Outline application, confirmed that whilst there are several ponds within the local area, and the site contains suitable terrestrial habitat for amphibians, surveys undertaken in 2016 for other developments within Angmering have not discovered the presence of Great Crested Newts within these ponds and as such no further survey is recommended for Great Crested Newts.
- 6.10.3. The Appraisal recommended that a full reptile survey should be undertaken to determine whether reptiles are present and to devise a suitable mitigation plan for the proposals. The requirement for the reptile survey was secured by Condition 19 of the Outline consent and was discharged under reference A/133/19/DOC on 11 October 2019. This reptile survey has been submitted again in support of this RM application and concludes that no reptiles were recorded during the survey and therefore the survey strongly suggests that there is negligible risk as a result of the proposed development.
- 6.10.4. Condition 5 of the Outline consent requires detail of any external lighting to take into consideration the presence of bats in the local area and to minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The proposed external lighting for the scheme would be situated on the dwellings and car ports, and has taken in to consideration the presence of bats by consisting of downwards, directional lighting with warmer colour temperatures with peak wavelengths, greater than 550nm (~3000°K). The Bats and Artificial Lighting in the UK Guidance Note (08/18) suggests that this specific lighting would have less impacts on bats by additionally consisting of low wattage and low levels of illuminance. It is considered that Condition 5 has been successfully met in full and will be discharged via a separate discharge application.
- 6.10.5. As discussed previously, Condition 12 of the Outline consent requires details to be submitted for the retention and enhancement of the existing hedgerow on site which is used by bats for commuting and foraging. The condition requires the details to include the provision of a buffer strip around the hedgerows, fencing during construction to ensure the area is undisturbed and filling of any gaps with native hedge species to improve connectivity. As set out within Section 6.6 (Landscaping) of this Statement, the majority of existing hedgerow will be retained however where it is proposed to be removed (such as within the middle of the site), new native mixed-species hedgerow is proposed in an alternative location, to the majority of the boundaries in order to improve connectivity. Furthermore, flowering grassland areas are proposed around the hedgerows which will act as buffer strips. A Construction Management Plan will be submitted in support of a discharge of condition application to demonstrate that fencing will be erected during construction to ensure that the hedgerows are undisturbed. In this regard it is considered that the proposals satisfy condition 12 which will be submitted for discharge via a separate application.
- 6.10.6. To conclude the proposals are considered to be entirely acceptable with regards to ecology and are acceptable in terms of Conditions 5 and 12 of the Outline consent which will be submitted for discharge via a separate application.

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6.11. Drainage (Conditions 14, 15, 16 and 18)

- 6.11.1. The application site is situated within Flood Zone 1, an area of land with low probability of flooding where all land uses are appropriate. The site is also at low risk from surface water flooding and of negligible risk of ground water flooding. This was further supported by WSCC Flood Risk Management Team who, during the determination of the Outline application, identified the site as being at low risk from surface water flooding and of negligible risk of ground water flooding.
- 6.11.2. Condition 14 of the Outline consent requires a surface water drainage scheme to be submitted and approved in writing by the LPA. The accompanying Drainage Technical Note and accompanying drawings which have been prepared by The Civil Engineering Practice are considered to fully address this condition and will be submitted for discharge via a separate application.
- 6.11.3. Condition 15 of the Outline consent requires formal consent from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. The accompanying Drainage Technical Note states that all surface water is to be discharged to the ground and therefore will not be discharging any flows to watercourses. Furthermore, the Note states that there is no evidence of an ordinary watercourse or culvert on, or immediately adjacent to the site. The proposals are therefore considered to fully address this condition and will be submitted for discharge via a separate application.
- 6.11.4. Condition 16 of the Outline consent requires full details of the maintenance and management of the SuDS system to be set out in a site-specific maintenance manual. The accompanying Drainage Technical Note sets out the details and is considered sufficient to fully address condition 16.
- 6.11.5. Condition 18 of the Outline consent states that *“The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.”* As previously stated, there is no evidence of an ordinary watercourse or culvert on, or immediately adjacent to the site and therefore the landowner would not have Riparian Ownership Responsibilities. Please refer to the accompanying Drainage Technical Note for further information.
- 6.11.6. In conclusion the proposals are considered to be acceptable with regards to drainage and are acceptable in terms of Conditions 14, 15, 16 and 18 of the Outline consent which will be submitted for discharge via a separate application.

6.12. Contamination (Condition 7)

- 6.12.1. The application is supported by the following site investigation documents as required by Condition 7 of the Outline consent:
- **Ground Contamination Risk Assessment Report;**
 - **In Situ Infiltration Testing Report;**
 - **Geo-Environmental Data and Historical Maps;**
 - **Groundwater Monitoring Results;**
 - **Remediation Strategy.**
- 6.12.2. In summary, the site investigation reports have identified contamination at the site in the form of complete pollutant linkages. Remediation proposals have been set out in the accompanying Remediation Strategy and are detailed below for ease:

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Contaminant Source	Remedial Measures	Potential Pathway(s)	Assessment of Risk to Human Health
Elevated concentrations of lead and PAH compounds and potential for localised asbestos contamination within the shallow soils across the site. Concentrations of petroleum hydrocarbons in soils above the screening criteria for use of PE water supply pipe.	Gardens and Soft Landscaped areas Removal of all topsoil/made ground to expose the undisturbed soils below OR Provision of a cover system of 600mm "clean" soil overlying a high visibility geotextile marker and geo-grid.	Pathways severed by remedial measures	No significant pollutant linkages identified.
	Provision of barrier pipe Provision of building cover, parking areas and permanent access ways comprising hard cover	Pathways severed by construction works	

Figure 5 - Remediation Proposals

- 6.12.3. It is considered that with the implementation of the recommended remedial measures, the site is suitable for residential accommodation and condition 7 has been satisfied.

7. Conclusions

- 7.1. This Statement has been prepared on behalf of **Oceanview Developments Ltd** in support of the RM application for the development of 9no dwellings at The Laurels, Dappers Lane, Angmering, BN16 4EN.
- 7.2. This RM application follows the grant of Outline permission A/74/18/OUT on 5 September 2018 for 9no two storey dwellings consisting of 2No. two bedroom dwellings, 3No. three bedroom dwellings and 4No. four bedroom dwellings, and access on to Dappers Lane. In this regard the principle of development for 9no residential dwelling and access on to Dappers Lane was previously established at the Outline stage. This Reserved Matters application deals with the details of Appearance, Landscaping, Layout and Scale for 9no residential dwellings at The Laurels.
- 7.3. The proposed quantum of residential development at this site fully aligns with the outline planning application and would significantly boost the supply of housing within the District. Furthermore, the proposed development is considered to provide a sensitive residential development and has been carefully and sensitively designed to not have a detrimental impact on existing or proposed residential amenity.
- 7.4. The site is situated within a highly sustainable location and benefits from close proximity to a number of sustainable transport methods, services and amenities. The proposals additionally accommodate sufficient car parking and cycle provision. It is considered that the proposed development will not result in any adverse impact on highway capacity and safety.
- 7.5. In terms of landscaping, it has been demonstrated that the proposals would not result in detrimental impact on the environment or landscape. Furthermore the proposals seek the provision of buffer planting and sensitive hedgerow planting to further protect the amenities of existing and proposed residents, as well as encourage biodiversity at the site and bat commuting and foraging.
- 7.6. All other material considerations have been considered within this statement and accompanying reports which demonstrate that the proposed development would not result in any significant harm to amenity or environment.
- 7.7. Overall, the application is located in a sustainable location and is accordant with the adopted policies of the Development Plan and the NPPF, in particular the presumption in favour of sustainable development. It is strongly contended that all relevant issues have been satisfactorily addressed, such that there would not be any demonstrable harm as a result of the development proposed and planning permission should be granted without delay.