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PLANNING STATEMENT

DECEMBER 2018

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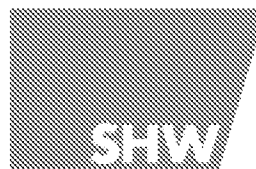
Planning Statement

Merry England Nursery, Dappers Lane, Angmering, West Sussex



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1.0 INTRODUCTION

Application Summary

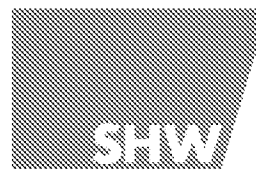
- 1.1 This Planning Statement accompanies an application for the approval of Reserved Matters following A/142/16/OUT for the demolition of existing buildings and erection of 18 no. dwellings and the provision of pedestrian footpath adjacent to Dappers Lane at Merry England Nursery, Dappers Lane, Angmering, BN16 4EN.
- 1.2 The site already has the benefit of Outline Planning Permission (LPA Reference A/142/16/OUT) granted on 30th June 2017 and this application is made pursuant to this permission.
- 1.3 In summary, the application seeks Reserved Matters Approval for 18no. dwellings.

Planning Statement

- 1.4 This submission will detail the proposal and address relevant policy issues as identified in National, Local and Regional Policy Guidance. Along with this report the applicant has commissioned:
 - Design & Access Statement
 - Transport Statement
- 1.5 These reports and this statement comprise the supporting documentation to the planning application. All information necessary to determine the application should be found within these documents.
- 1.6 This report has been prepared in accordance with the Royal Town Planning Institute Code of Conduct.
- 1.7 This Planning Statement sets out the background to the application and identifies the Planning Policy Framework within which it should normally be considered.
- 1.8 This Planning Statement identifies the key planning issues that will need to be considered during the application process and explains how the development proposals have responded to site specific constraints and the Outline Planning Permission.

2.0 SITE DESCRIPTION

- 2.1 The site comprises a mix of Brownfield and Greenfield, currently occupied by a mix of dwellings, farm buildings and a large glasshouse in total of 2.7 acres. The first dwellings were built on site in the 1960s with later additions of glasshouses and associated dwellings in the 1970s.
- 2.2 The site is located in the north east of Angmering, 4.5 miles away from Littlehampton in the west and 4.3 miles from Goring-by-Sea in the east. Angmering railway station is 1.5 miles from the site, providing regular services to Littlehampton, Southampton, Portsmouth, Brighton and London. The closest bus stop is 160 metres away with easy access to Littlehampton and Shoreham-by-Sea.
- 2.3 Vehicular access to the site is directly off Dappers Lane, with quick access to the A27. There are number of car parking spaces on site.



3.0 PLANNING HISTORY

- 3.1 A/142/16/OUT – Outline application (means of access and scale) with some matters reserved for the demolition of existing buildings and erection of 18 no. dwellings and the provision of pedestrian footpath adjacent to Dappers Lane

Approved – 30th June 2017

- 3.2 The Outline Planning Permission was granted subject to 25 planning conditions. A copy of the Decision Notice has been provided with this submission.
- 3.3 The Outline Planning Permission was for means of access and scale; leaving layout, appearance and landscaping for the reserved matters. The sole vehicular access to the site was as approved at outline stage and comprised the existing access onto Dappers Lane on the western boundary of the site. The access is intended to serve the whole development and formed part of the approved plans.
- 3.4 The principle of development, access and scale parameters of the development cannot be reconsidered at Reserved Matters stage. The purpose of the Reserved Matters applications is to agree the finer grain of detail for the layout, design and external appearance of the buildings.
- 3.5 Condition 1 of the Outline Planning Permission requires that the Reserved Matters application shall include details of layout, appearance and landscaping. Condition 4 of the Outline Planning Permission requires the development to proceed in accordance with the Location Plan, Access Plan and Proposed Floorplans, Sections and Elevations (House Types A-E) in so far as they relate to scale only.
- 3.6 The Outline Planning Permission was also accompanied by a detailed Section 106 Agreement dated 27th June 2017 which contains a number of parallel planning obligations.

A/91/18/PL - Application for variation of condition following grant of planning permission A/142/16/OUT - Condition 3 - Amend approved access plan and variation to Condition 10 - No houses shall be occupied until the vehicular access and footway serving the development has been constructed in accordance with the approved drawing including all other details of construction.

Approved – 26th October 2018

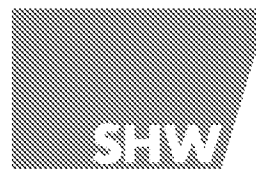
4.0 THE PROPOSED DEVELOPMENT

- 4.1 Following Outline Planning Permission (means of access and scale) for the demolition of existing buildings and erection of 18 no. dwellings and the provision of pedestrian footpath adjacent to Dappers Lane, this application represents the reserved matters application under Condition 1 for the following:

- (a) Layout;
- (b) Appearance; and
- (c) Landscaping

- 4.2 The application seeks the approval of Reserved Matters for a development comprising of the following:

- Erection of 17no. dwellings
- Refurbishment of 1no. dwelling
- Of the 18no. dwellings, 5 of which are to be affordable (as per the Outline Planning Permission)
- 54 car parking spaces, 4 of which are unallocated visitor car parking spaces
- Internal access roads, footpaths, parking and circulation areas
- Hard and soft landscaping



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- 4.3 The application site will be served by a spine road leading from the access onto Dappers Lane running through the centre of the site in a west to easterly direction. The development is then served by a range of road hierarchies connecting onto the main road.
- 4.4 As required by the Outline Planning Permission, the proposals are in substantial accordance with the design principles described in the Design and Access Statement.
- 4.5 The scheme has been designed in accordance with the approved parameter plans listed in Condition 4 of the Outline Planning Permission.
- 4.6 The application proposal provides for a residential development of 18no. dwellings (17no. new build and 1no. refurbishment). The development will provide for a mix of house types and sizes. Building heights are proposed to be no higher than 2 storey with the design of the buildings providing visual interest and variety throughout the development.
- 4.7 The development will also provide a range of tenures and this will include a proportion of affordable housing in accordance with the S106 Agreement.
- 4.8 A more detailed description of the proposed development is set out in the Design and Access Statement prepared by Mohsin Cooper Architects.

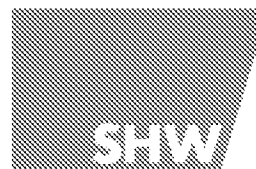
5.0 PLANNING POLICY FRAMEWORK

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states any determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Local Planning Authority is Arun District Council.
- 5.3 The proposal has been considered within the context of National, Regional and Local Planning Policy, and the key policies are summarised below.

Framework

- 5.4 While the principle of development has already been established in the granting of Outline Planning Permission consideration has been given to the relevant National Planning Policy contained within the recently published National Planning Policy Framework (July 2018, replacing the March 2012 version against which the original scheme was considered).
- 5.5 In July 2018 the Government published the revised NPPF which superseded the 2012 guidance, hereafter referred to as the NPPF in this statement.
- 5.6 The NPPF outlines National Guidance and the Government's policies on the many different aspects of planning. Local Authorities are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.
- 5.7 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It reiterates the role of the Development Plan noting at paragraph 2 that:

"Planning Law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise."



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- 5.8 Footnote 2 outlines that the Development Plan includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.
- 5.9 The NPPF also sets out that the document should be read as a whole including its footnotes and annexes (paragraph 4).
- 5.10 Central to the NPPF is the principle of sustainable development. Paragraph 7 explains that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.11 Paragraph 8 sets out the overarching objectives of sustainable development which are mutually interdependent and supportive. These objectives are identified as economic, social and environmental.
- 5.12 The NPPF sets out in paragraph 9 that these objectives are important in the preparation of plans and the application of the policies in the NPPF but they are not criteria against which every decision can be judged. The presumption in favour of sustainable development is set out in paragraphs 10 and 11 of the NPPF in respect of plan-making and decision-making.
- 5.13 For sustainable development and decision-making, paragraph 11 sets out that development should be approved without delay where it accords with an up to date Development Plan. In the circumstances where there are no relevant policies or the relevant policies are out of date (noting Footnote 7) permission should be granted unless there are restrictive policies in the NPPF for that area (footnote 6) or in circumstances where the adverse impacts would significantly and demonstrably outweigh the benefits.
- 5.14 Paragraph 12 confirms that the NPPF does not change the statutory status of the Development Plan as the starting point for decision-making. It confirms that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.15 LPAs are advised that they should approach decision-taking in a positive way to secure developments which will improve the economic, social and environmental conditions of the area (paragraph 38). This paragraph continues to emphasise the importance of approving sustainable development with the decision makers advised that they should:

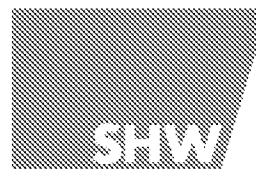
“...seek to approve applications for sustainable development where possible.”

- 5.16 LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area (paragraphs 39-46).

Paragraph 47 sets out that planning applications should be determined without delay, stating:

“Planning Law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”

- 5.17 The NPPF now also provides guidance on the use of planning conditions and obligations confirming that the LPAs should consider whether the use of conditions would make a development acceptable (paragraph 54). This paragraph also states that planning obligations should only be used where it is not possible to use planning conditions.



- 5.18 In the use of planning conditions, the NPPF is clear that the intention should only be to use planning conditions where they meet the three tests and should be kept to a minimum. The NPPF also states the pre-commencement conditions should be avoided unless there is a clear justification. Paragraph 55 states:

"Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects."

"Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification."

- 5.19 Guidance in relation to housing is provided at paragraphs 59 to 79. The Government's clear and overarching requirement is to significantly boost the supply of housing to meet identified needs and to promote growth. Paragraph 59 states:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

- 5.20 In this respect it is noted that the site has the benefit of Extant Outline Planning Permission for 18.no dwellings.

- 5.21 Paragraph 60 and 61 refers to the type of housing that is to be provided and explains to LPA's that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities they should provide for a mix of housing in terms of size, type and tenure etc.

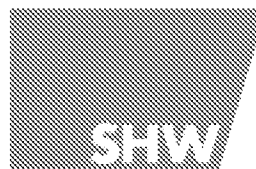
- 5.22 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. Relevant to this application, the NPPF states that development should only be prevented on highway grounds under paragraph 109:

"...if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network must be severe."

- 5.23 Paragraph 110 then continues to set out the requirements for all applications in this context, stating:

- "a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."*

- 5.24 In the case of this site, it has the benefit of Extant Outline Planning Permission where the principle of 18no. dwellings from this site which has been considered to be accessible by means of walking, cycling and public transport for both new and existing residents.



5.25 The Outline Planning Permission also secures a number of off-site highway improvements to ensure that the overall development can assimilate into the existing network.

5.26 Paragraph 117 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.27 As part of the approach to securing the efficient use of land, the NPPF continues at paragraph 122 to set out the approach to ensuring appropriate densities requiring decision makers to have regard to the following aspects:

"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."*

5.28 In the case of this site, the principle of development has already been established through the Outline Planning Permission. Given the scale and nature of the development, it provides the opportunity to deliver a number of homes as part of a sustainable development in Angmering.

5.29 This application is made pursuant to the outline and is therefore required to be in substantial accordance with the Outline Planning Permission.

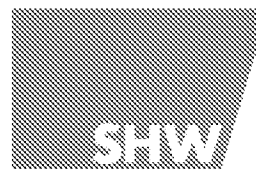
5.30 Guidance on design is set out at paragraphs 124 to 132. Paragraph 124 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well-designed places.

5.31 Paragraph 126 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.

5.32 This is carried forward in paragraph 127 which seeks to ensure that development:

"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;*
- 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 and support local facilities and transport networks; and*



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

5.33 The guidance at paragraph 130 summarises the approach advising that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. It goes on to state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

5.34 In accordance with the Outline Design and Access Statement, the document which accompanies this application explains how the development will be laid out and developed in a way which is consistent with the principles set out in the NPPF which include ensuring that development:

- 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;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

Local Planning Policy

5.35 A new Local Plan has recently been prepared and adopted by Arun District Council on 18th July 2018. The Development Plan therefore consists of the Arun District Local Plan 2011-2031 and the made Angmering Neighbourhood Plan.

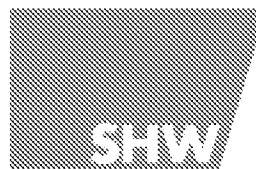
5.36 The Arun District Local Plan 2011-2031 (Publication Version) was submitted for examination on 30th January 2015. The examination of the plan was commenced and suspended whilst Arun District Council addressed matters raised by the Inspector.

5.37 Recently, in early July 2018 following a recommencement of the examination the Inspectors full report was published and the Arun District Full Council considered the Inspectors findings at their meeting on 18th July 2018 and resolved to adopt the plan.

5.38 At the time of the original outline planning application being considered, the Arun District Council Development Plan consisted of the remaining saved policies of the Arun District Local Plan 2003. At that time, the now adopted Arun District Local Plan 2011-2031 was still an emerging plan.

5.39 From the outset it is important to note that the principle of development has already been established in the granting of Outline Planning Permission. The Reserved Matters have been prepared with consideration to relevant policies.

5.40 Policy D SP1: Design highlights the expectation on development to make the efficient use of land while reflecting the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.



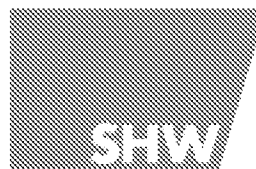
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- 5.41 Policy AH SP2: Affordable Housing details a minimum 30% of the total number of units proposed on site to be provided as affordable housing. The affordable housing provision on this site will be made in accordance with the S106 Agreement made.
- 5.42 Policy H DM1: Housing mix sets out that the Local Planning Authority will seek a mix of dwelling types, sizes, to include affordable housing units.
- 5.43 Policy D DM1: Aspects of form and design quality outlines 15 topics, such as innovation, crime prevention, appearance, public realm etc, against which development proposals will be assessed.
- 5.44 Policy D DM2: Internal space standards sets out that developments are to be in accordance with the Nationally Described Space Standards (NDSS).
- 5.45 Policy ENV SP1: Natural Environment sets out the requirement to preserve and enhance biodiversity and the natural environment.
- 5.46 In summary, it can be seen that national policy guidance establishes a presumption in favour of sustainable development and seeks to use the planning system to, amongst other things, deliver growth and boost housing supply.

6.0 PLANNING POLICY CONSIDERATIONS

- 6.1 The Outline Planning Permission has already firmly established the principle of the sustainable expansion of Angmering for an additional 18no. dwellings.
- 6.2 The purpose of the Reserved Matters application is to now agree the details for the layout, the design/appearance of the buildings and how the built up areas and open spaces will be landscaped.
- 6.3 This section of the Planning Statement addresses the key issues which are likely to arise during the course of the application. These include:
- Principle of Development
 - Compliance with Outline Planning Permission
 - Housing mix
 - Affordable Housing
 - Design, Layout, Scale and Appearance
 - Landscaping

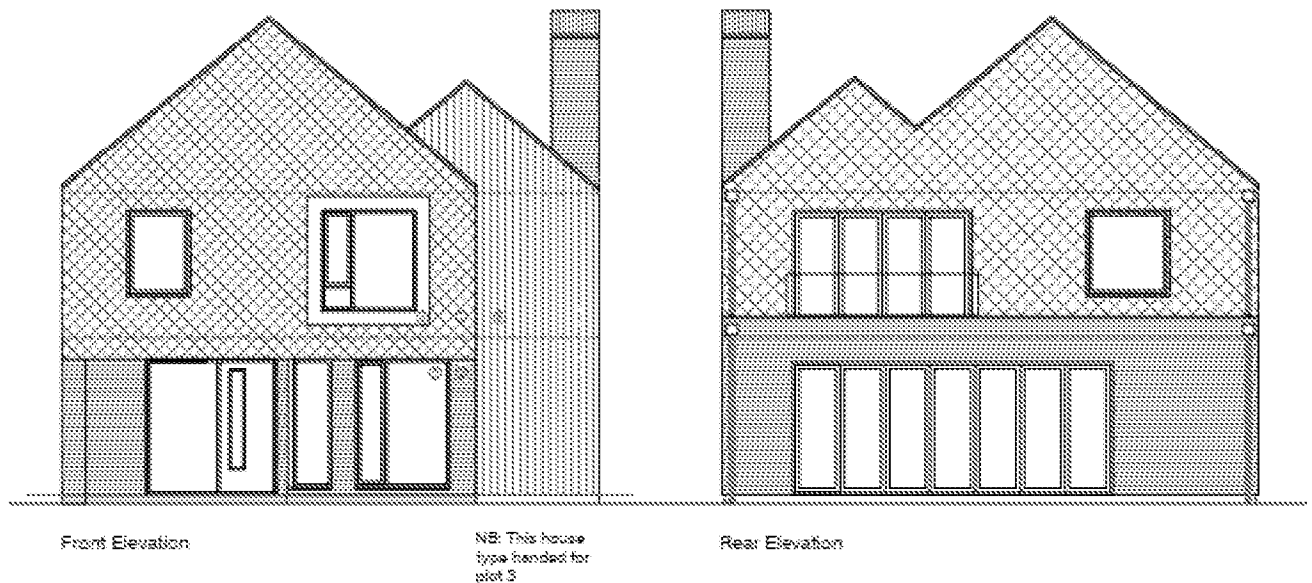
Principle of Development

- 6.4 As noted earlier in this statement, the site already benefits from an Extant Outline Planning Permission which firmly establishes the principle of residential development.
- 6.5 This current application is consistent with the parameters of the Outline Planning Permission which will be discussed in the next section. Overall the Outline Planning Permission has already firmly established the principle of 18no. dwellings being delivered from the site.
- 6.6 The delivery of housing on this site will make a valuable contribution to the District's housing requirements and is referenced in the Housing & Economic Land Availability Assessments (HELAA) published in November 2018.
- 6.7 The next sections will consider the specific considerations of the proposed design and layout.



Compliance with Outline Planning Permission

- 6.8 The Outline Planning Permission Condition No.4 requires that the development is to be carried out in a substantial accordance with the approved plans. These are as follows:
- Location Plan – 0192 Rev B
 - Access Plan – 5804/101 Rev A
- 6.9 The following plans are approved in so far as they relate to scale only
- Proposed Floor Plans – House Type A – dwg – 0192-PL003
 - Proposed Sections & Elevations – House Type A – dwg – 0192-PL004
 - Proposed Floor Plans – House Type B – dwg – 0192-PL005
 - Proposed Sections & Elevations – House Type B – dwg – 0192-PL006
 - Proposed Floor Plans – House Type C – dwg – 0192-PL007
 - Proposed Sections & Elevations – House Type C – dwg – 0192-PL008
 - Proposed Floor Plans – House Type D – dwg – 0192-PL009
 - Proposed Sections & Elevations – House Type D – dwg – 0192-PL010
 - Proposed Floor Plans – House Type E – dwg – 0192-PL011
 - Proposed Sections & Elevations – House Type E – dwg – 0192-PL012
- 6.10 It must be noted that the Outline Planning Permission dealt with matters regarding scale and access, leaving layout, design and landscaping to form this Reserved Matters application. Therefore, in order to understand how this Reserved Matters application complies with this Outline Planning Permission we need to assess what has been approved.
- 6.11 A means of access from Dappers Lane to accommodate the development was tested during the outline planning application. The access for the 18no. dwellings utilised the existing access and was supported by a Stage 1 Road Safety Audit – this is referenced at condition no.12 of the Outline Planning Permission.
- 6.12 In addition to the Road Safety Audit, consideration was also given to appropriate levels of visibility splays which need to be provided – this is referenced at condition no.13 of the Outline Planning Permission.
- 6.13 The means of access for 18no. dwellings was accepted at the Outline Planning Permission stage. Given that the development still comprises 18no. dwellings, the established means of access remains acceptable for the Reserved Matters application.
- 6.14 Turning to matters of scale, which was established at the outline stage, the plans referred to at condition no.4 set out the general principles. As can be seen within the plans themselves, these establish dwellings at two storeys in height – an extract is shown below.



- 6.15 For the Reserved Matters application to be in compliance with the Outline Planning Permission, the proposed dwellings cannot exceed two storeys in height. This will be confirmed in a few sections time.
- 6.16 Essentially, the development has been confirmed to be compliant with the Outline Planning Permission by maintaining the approved access for 18no. dwellings and by delivering housing which means the approved scales.

Housing mix

- 6.17 The NPPF seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create a sustainable, inclusive and mixed community.
- 6.18 The Outline Planning Permission approved a development 18no. dwellings. At that time, the suggested mix was as follows:

- 4 x 2-bedroom units
- 9 x 3-bedroom units
- 5 x 4-bedroom units

Of this mix, the 4 2-bedroom units and 1 3-bedroom unit were to be the provided as Affordable Housing.

The revised housing mix is as follows:

- 3 x 2-bedroom units
- 9 x 3-bedroom units
- 6 x 4-bedroom units

Of this mix, the 3 2-bedroom units and 2 3-bedroom units are to be provided as Affordable Housing.

- 6.19 Policy H DM1 of the Adopted Local Plan provides for a mix of housing to meet local needs and requires that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The policy states:

"The council will seek a mix of dwelling types and sizes to include affordable housing units that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA..."

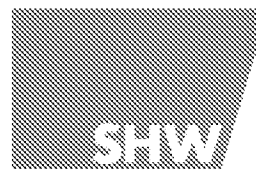
- 6.20 Firstly, it is important to highlight that this policy does not prescribe a specific housing mix that must be met by individual applications, suggesting that each must be considered on its own merits.
- 6.21 The policies require a development to provide a "mix of dwelling types and sizes" and in this instance the Strategic Housing Market Assessment is considered an informative document relating to housing need.
- 6.22 The inference of this is that in planning future housing should not necessarily be prescriptive in terms of the mix, size and type of dwellings which the council consider should be provided as part of any new development, particularly in the context of market housing.
- 6.23 It is very important to recognise distinctions between market housing and affordable housing when considering housing mix. The mix for market housing will normally be driven by demand (i.e. responding to market forces) whilst affordable housing will normally be dictated by need (i.e. led by housing need assessments).
- 6.24 The Coastal West Sussex SHMA from 2012 outlines likely housing mix requirement but it should be noted that this is guidance and is now part of Local Plan Policy. Figure 208 outlines a typical mix for the District which shows a direction towards the provision of 2 and 3-bedroom units.

Figure 206: Housing Mix by Unit Size across Tenures – Coastal West Sussex

Housing Requirements, 2011-31	1-bed	2-bed	3-bed	4+ bed	Total
Affordable Housing	2,611	3,302	2,426	262	8,602
Market Housing	1,571	6,533	9,366	2,600	20,071
Total	4,183	9,835	11,793	2,862	28,673
% Total Housing by Size	14.6%	34.3%	41.1%	10.0%	100.0%

Source: Housing Market Model

- 6.25 It is clear that whilst the SHMA does identify a need for smaller units, predominantly to meet affordable need, there is also demand for larger family homes. In summary, the SHMA does not advocate a prescriptive and restrictive approach to housing mix. The policy wording makes it clear that there is an expectation to deliver a balanced housing mix within a development. It does not require developments only to be in strict accordance with the SHMA merely to have regard to the mix.
- 6.26 The overall proposed mix provides for a range of sized dwellings with a central focus on the delivery of 2, 3 and 4-bedroom units. The proposed development provides 66% of all units as 2 and 3-bedroom units.
- 6.27 This development will provide for a wide range of house types, sizes and tenures to create an interesting and varied form of development which also meets the diverse housing needs for the area.



- 6.28 It is therefore considered that the site delivers 18no. dwellings within arrange of housing types, sizes and tenures, consistent with adopted Policy H DM1.

Affordable Housing

- 6.29 The Adopted Local Plan under Policy AH SP2 makes a requirement for the development to deliver 30% of the overall number as affordable housing. The Section 106 Agreement requires the same provision.

- 6.30 Whilst Policy AH SP2 outlines that the tenure mix is expected to be a 75/25 split, the agreement also stipulate that three units are for affordable rent and two units for intermediate housing.

- 6.31 In relation to mix, Policy AH SP2 sets out the expected mix in which the policy states:

"The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1-bedroom	35-40%
2-bedroom	35-40%
3-bedroom	15-20%
4-bedroom	5-10%"

- 6.32 Turning to the proposed mix subject of this application, the affordable housing forming part of this application equates to 5 units of accommodation. The proposed mix is as follows:

2-bedroom x 3 (60%)
3-bedroom x 2 (40%)

- 6.33 There is a slight variance when compared to Policy AH SP2, however this mix of consistent with the mix as set out in the Section 106 Agreement. The differences between the outline planning application and the Reserved Matters application is the reduction of one 2-bedroom and one additional 3-bedroom unit. This approach is considered suitable given the findings of the SHMA mentioned above.

- 6.34 Overall, the application provides the requisite affordable housing provision in a manner which is considered to be consistent with the objectives of Policy AH SP2 as well as the Section 106 Agreement.

Design, Layout, Scale and Appearance

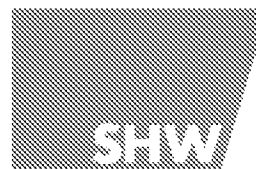
- 6.35 Most of the detail regarding Design, Layout, Scale and Appearance can be found within the accompanying Design and Access Statement prepared by Mohsin Cooper Architects. However, this statement includes a summary for the interests of completeness.

- 6.36 The design and appearance approach is a degree of "Merry England meets New England" as set out in the Design and Access Statement. It routes is very much in the southern England rural communities and therefore this approach is most suitable on this site.

- 6.37 The layout of the development has taken its inspiration from the indicative layout provided at the outline stage which aimed to introduce a green corridor through the site to maintain the rural character and appearance of the site. The layout is therefore entirely appropriate.

- 6.38 Lastly, regarding scale, as already mentioned, the Outline Planning Permission established the scale of development which the proposed development maintains.

- 6.39 Overall the development continues to meet the principles set out in the Outline Planning Permission. This is considered to be consistent with the design approach advocated in Policy D SP1 and D DM1 of the Adopted Local Plan.



Landscaping

- 6.40 Again, most of the detail regarding landscaping can be found within the accompanying Design and Access Statement prepared by Mohsin Cooper Architects. However, this statement includes a summary for the interests of completeness.
- 6.41 Landscaping is an integral part of the masterplan and the vision for this site. The layout of the development allows for rear gardens to act as natural buffers along boundary lines, with dwellings facing into the site. This is also in response to development that has either already gained planning permission or is being planned on land adjacent to Merry England Nursery.
- 6.42 As with the outline planning application, the layout retains the green spine through the site which retains the rural nature of the site. In addition, established greenery within the site has been retained wherever possible and enhanced as necessary.
- 6.43 The current application is considered to be consistent with the requirements of Local Plan Policies W DM2 and W DM3 along with guidance with the NPPF.

7.0 SUMMARY

- 7.1 This Planning Statement has been prepared in support of a Reserved Matters application for 18no. dwellings at Merry England Nursery, Dappers Lane, Angmering.
- 7.2 The application site already benefits from extant planning permission which established the principle of the proposed development. This set out many of the guiding principles and parameters for the development as well as the timescales and delivery of infrastructure.
- 7.3 The principle of development, access and scale parameters of the development cannot be reconsidered at Reserved Matters stage. The purpose of the Reserved Matters applications is to agree the finer grain of detail for the layout, design and external appearance of the buildings.
- 7.4 As already explained, it can be demonstrated that the proposals accord with the approved documents.
- 7.5 In summary, it is considered that the proposals can be supported for the following reasons:
- The site already benefits from Extant Outline Planning Permission for residential development of 18no. dwellings
 - It can be demonstrated that the proposals are in substantial accordance with the parameters of the plans listed at condition no.4.
 - The elements subject to the Reserved Matters (Layout, Appearance and Landscaping) fully comply with National and Local Plan Policy.
- 7.6 The applicants are very keen to start work on site and to start delivering new housing (including much needed affordable housing) in line with National Planning Policy and the Development Plan.
- 7.7 The applicants would therefore welcome continued dialogue with Officers and other stakeholders so that the application can be progressed towards a favourable determination.