

Planning Statement including Affordable Housing Statement and Statement of Community Involvement

**Erection of 76 No. dwellings, means of
access, public open space, play
areas, associated infrastructure and
landscaping.**

Land south of A259, Angmering

On behalf of Redrow Homes Ltd
July 2021



Town Planning ► Development Consultancy



Henry Adams LLP is a limited liability partnership registered in England and Wales No. OC308996 VAT No. 846 2465 12
A list of our members and partners is available for inspection at our registered office at Rowan House, Baffins Lane, Chichester PO19 1UA
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Executive Summary

Henry Adams LLP act on behalf of Redrow Homes Ltd in respect of the submission of a detailed application for the erection of 76 new residential dwellings on land south of the A259, Angmering.

This Statement demonstrates the following key points:

- The site is contiguous with the Angmering Settlement Boundary to the west.
- The proposal will support social sustainability by providing a mix of dwellings.
- Retention of existing trees alongside ecological and biodiversity enhancements through the landscaping proposals will result in biodiversity gains and environmental benefits.
- The proposal would not result in visual harm to the local gap, nor would it harm the wider landscape, including the setting of the South Downs National Park.
- Economic benefits will include the creation/maintenance of construction jobs and additional spending by new residents on local goods and services.
- The Local Plan & Neighbourhood Plan for the area are considered to be out of date.
- Lack of five-year housing land supply and lack of an up-to-date Neighbourhood Plan; the presumption in favour of sustainable development is engaged.

This application represents a comprehensive and sustainable development proposal. It reflects the three essential strands of sustainable development delivering economic, social and environmental benefits to the local area.

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Appendices

- Appendix A – Accommodation schedule demonstrating suitable mix and NDSS compliance**
Appendix B – Pre-application layout for 76 dwellings and pre-app response 1 (April 2021)

1. **Introduction**

1.1 This statement sets out the relevant background for determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations. This Statement incorporates the following:

- Affordable Housing Statement
- Statement of Community Involvement
- Draft Heads of Terms

1.2 The proposals have been informed by the policies in the National Planning Policy Framework (NPPF), Arun Local Plan, relevant Supplementary Planning Documents, and Angmering Neighbourhood Plan.

1.3 In addition to this Statement, the following documents are submitted as part of the planning application:

Report	Consultant
Planning Statement	Henry Adams LLP
Application Drawings and Schedule of Accommodation	Geoff Perry Associates Ltd
Archaeological Report, including Historic Environment Record Search	PCA
Design and Access Statement	Geoff Perry Associates Ltd
FRA and Drainage Strategy	Abley Letchford Partnership
Transport Assessment Travel Plan	i-Transport
Ecological Impact Assessment Bat Emergence Survey Ecological Enhancement Plan	Ecology Partnership
Arboricultural Impact Assessment & Method Statement Tree Retention Protection Plan	ACD Environmental
Landscape Visual Impact Assessment Landscape Masterplan Landscape Management and Maintenance Plan	ACD Environmental
Noise Assessment	24 Acoustics
Agricultural Land Quality, Soil Resources Plan & Sustainability and Options Appraisal	ADAS

2. Site and Surrounds

- 2.1 The site is located on the eastern edge of Angmering village, immediately adjacent to the existing settlement boundary. It is bounded to the north by the A259 Littlehampton Road, the east by further fields and then the Artists in Stone commercial premises, to the south by the West Coastway Railway Line and the west by the residential development along Old Worthing Road.
- 2.2 The site itself is an open arable field, which is currently in crop and measures 2.9 hectares. It comprises a reasonably square area of flat open land. The sites boundaries are kept by mature conifer hedging to the north, largely screening the site from the A259, metal chain-link fencing and hedgerow to the railway line to the south and domestic fencing enclosing the adjoining residential properties to the west. The eastern boundary is undefined as it is open to the wider field.
- 2.3 Old Worthing Road forms a roundabout junction with the A259 Littlehampton Road at the north-western corner of the site whereby existing access to the site is gained via a field gate. This is a single access track which also serves the industrial units to the east.

Surrounds

- 2.4 The A259 Littlehampton Road provides a key east-west link through the District and wider County. The A259 Littlehampton Road is a dual land two-way carriageway road some 7.5m in width along the site frontage.
- 2.5 An existing shared footway / cycleway is present on the southern side of the A259 Littlehampton Road along the site frontage. This provides a connection between the roundabout junction with the B2140 Old Worthing Road (at the north-western corner of the site) and the Asda superstore to the east of the site. Beyond this, footways are present on all local roads and provide continuous connections to services and amenities in and around Angmering. Street lighting is also present on all local roads surrounding the site.

3. Planning History

- 3.1 The application site was previously subject to a refused planning application. This proposed the erection of a car dealership facility under application reference A/130/12.
- 3.2 Whilst the earlier refusal for commercial development is noted, any proposal for housing at the site will be subject to different planning tests, together with a presumption in favour of sustainable development being engaged.
- 3.3 It is considered that the previous decision carries limited weight in the determination of this application. The proposal comprises a proposed housing development, against the backdrop of an acute housing need.

4. The Proposal

- 4.1 The proposal is for the development of 76 new residential dwellings, comprising a mix of 1-4 bed properties. The site is approximately 3.22 ha in size and thus the development of 76 dwellings has a gross density of 24 dwellings per hectare (dph). This density is considered to be appropriate to the village location and commensurate with the character of the area.
- 4.2 The dwellings will consist of two-storey detached, semi-detached and terraced properties. 30% (23) properties will also be provided as tenure blind, affordable homes. The proposed properties exceed minimum space standards as set out within the accommodation schedule (Appendix A). In summary, the application proposes the following mix:

53 Market Dwellings (70%)

- 8 no. 2 bed properties
- 10 no. 3 bed properties
- 35 no. 4 bed properties

23 Affordable Dwellings (30%)

- 8 no. 1 bed properties
- 8 no. 2 bed properties
- 7 no. 3 bed properties

- 4.3 In terms of design, materials will comprise a traditional arts and crafts design. The proposed elevations would comprise a mix of facing brickwork, hanging tiles, timber detailing and render, which are considered to be reflective of the materials seen in the local area. The dwellings are positioned to form an outward facing development, where possible, but a need to provide noise mitigation has informed the design and position of dwellings adjoining the southern and

eastern boundaries. The approach to the eastern boundary also follows the form and relationship of properties forming the current western edge of Angmering and East Preston.

- 4.4 To assist with noise attenuation a 3.2 metre acoustic fence is proposed along the entirety of the southern boundary. This will also wrap around the gardens of plots 22-39 and 56-66 to ensure suitable protection for the external amenity spaces.
- 4.5 The site is currently accessed via a field gate onto the B2140 Old Worthing Road roundabout junction with the A259 Littlehampton Road. The proposed access arrangement will comprise:
- A new Left In / Left Out type arrangement onto the A259 Littlehampton Road approximately 130m west of the roundabout.
 - Retain the existing access from the roundabout as an 'Entry Only' to the site.
- 4.6 Pedestrian and cycle access will also be provided and this will link directly to the pedestrian cycle path on the A259. This provides a safe off-road route for pedestrians and cyclists wanting to go towards Angmering village or the retail / commercial uses in Ferring to the east and beyond to Worthing.
- 4.7 Parking Provision is in accordance with the Arun Parking Standards SPD, providing 201 parking spaces, 16 of which are visitor spaces. An electric charging point will be provided for each dwelling with a private driveway and cycle parking will be provided within garden sheds.
- 4.8 The scheme seeks to retain the majority of existing, mature trees within the northern edge. Additional planting of trees and shrubs is proposed on the street frontage, breaking up the built form and areas of parking. Areas of public open space and rear gardens will also be planted with native species to support and enhance both local biodiversity and the character of the area.
- 4.9 A landscape buffer is proposed along the sites eastern boundary (to the rear / side of plots 65 -76. This will comprise a native hedgerow with intermittent tree planting.

5. Pre-Application Consultation

Arun District Council

- 5.1 Initial discussions took place with the Council's planning officers in March 2021 through the submission of a pre-application enquiry for a housing development at the site. This submission sought the Council's views on the principle of developing the site. In responding, the Council's response confirmed:

"..., I conclude that were an application for planning permission to be submitted for residential development on the Land South of Littlehampton Road, in Angmering it would likely to be approved given that there are compelling reasons to do so that outweigh the policy objection of development in a countryside location including a settlement gap."

- 5.2 This enquiry included an indicative site layout which showed an indicative housing layout, a means of access (as now proposed), associated public open space and play provision. However, as the layout was quite high level at that stage, the Council only provided their view on the principle of development.
- 5.3 Following the initial enquiry which confirmed the principle of development, Redrow took on control of the site and prepared a further pre-application submission. This sought reassurance regarding the principle of development, but its main purposes was to seek views of detailed proposals for the site. The pre application request was submitted to the Council in January 2021, and a written response was received on 23rd April 2021 (Appendix B).
- 5.4 The response sets out the principle of development, noting that Arun cannot demonstrate a 5 year housing land supply (3.3 years) and that development policies relating to the supply of housing within both the Local Plan and the Neighbourhood Plan are out of date. The 'presumption in favour of sustainable development' was therefore confirmed as being engaged. One of the main considerations however, is the site's location within the East Preston to Ferring Local Gap (Policy SD SP3; Gaps between Settlements). Whilst development would be in conflict with this policy, the officers considered that the development would represent sustainable development and thus this, alongside other material considerations, serve to allow for the principle of the application to be supported.
- 5.5 The other key points raised through the pre application response are as follows;
- It is considered the proposed dwellings would be suitably set back from the A259 and Worthing Road so as to avoid unacceptable harm to the character of the street scene.

- Density, scale and massing is deemed acceptable in accordance with relevant development plan policies.
- Arts and crafts design would be acceptable in this location but flint to some elevations should be considered to reflect rural character opposite and to the east of the site.
- In accordance with Angmering Neighbourhood Plan Policy HD3, 25% of homes should be built to Lifetime Homes standards (or equivalent Cat 2 M4 (2))
- Houses should comply with NDSS and rear gardens should measure at least 10m in length.

As noted in Appendix A, all properties comply with NDSS. All garden lengths are also a minimum of 10m in depth.

- Part of the area of open space in the south-western corner of the site is situated under a pylon and should not be counted towards useable open space. This area should therefore be extended.

West Sussex County Council Highway Department

- 5.6 A formal pre-application enquiry submission was made to the County Council as the Local Highway Authority. The submission was made by i-Transport on behalf of Redrow Homes. The pre-application enquiry proposed the access that forms part of the planning application. It was confirmed in response that the proposal comprises an appropriate means of access to the site.
- 5.7 Discussions are likely to progress during the course of the application on any off-site highways works, including works to maintain the pedestrian – cycle route to the south of the A259 and its connectivity with the proposed development site.

6. Community Involvement

- 6.1 Consultation has taken place with both the Parish Council and the Community Land Trust prior to the submission of this application. Redrow Homes Ltd also presented the proposals to the Angmering Advisory Group meeting in June 2021.

Parish Council Engagement

- 6.2 Redrow Homes Ltd presented the proposals to Angmering, East Preston, Rustington, Kingston and Ferring parish Council's. This did not comprise an open public meeting with

the purpose being to introduce the site to the Parish Council's and for Redrow Homes to understand any initial concerns. The principle matters discussed during the meeting were as follows:

- Principle of development on the Local Gap and concern that this will set a precedent
- The suitability / safety of the access
- The location of the proposed open space and play facilities associated with air quality and safety
- Visual impact of the development and potential green routes through the site

- 6.3 Following this discussion, a technical note on the proposed access, open space/ air quality and visual impact of the development has been prepared and provided to the Parish Council for their comment and review.

Community Land Trust

- 6.4 Promotion of the development site was triggered by an approach to the landowner by Angmering Community Land Trust. At that time they were enquiring as to the sites availability for affordable housing delivery. Engagement has been on-going with the CLT since 2019 on the potential for the CLT to take on some of the proposed affordable housing units.

- 6.5 The main matters discussed was the ability of the CLT to secure land and their overall requirements.

General Public

- 6.6 Redrow Homes have prepared a consultation document, which is being delivered to local residents. This will notify residents of the proposed development and provide an overview of the scheme. It then goes on to provide specific contact details if those residents would like to discuss the proposals in further detail.

- 6.7 Following submission of the application, Redrow Homes have confirmed their commitment to engage with all interested parties throughout the planning process.

7. Planning Policy

- 7.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance

with the policies of the Development Plan unless material considerations indicate otherwise.

7.2 The Development Plans for Arun District and Angmering Parish comprise:

- Arun Local Plan 2011-2031
- Angmering Neighbourhood Plan
- West Sussex Waste and Minerals Plan

7.3 The specific policies of relevance to this application are summarised in the list below.

Arun Local Plan 2011-2031

- AH SP2 Affordable Housing
- C SP1 Countryside
- D DM1 Aspects of form and design quality
- D DM2 Internal space standards
- D SP1 Design
- ECC DM1 Renewable Energy
- ECC SP1 Adapting to Climate Change
- ECC SP2 Energy and climate change mitigation
- ENV DM4 Protection of trees
- ENV DM5 Development and biodiversity
- GI SP1 Green Infrastructure and Development
- HER DM6 Sites of Archaeological Interest
- HER SP1 The Historic Environment
- LAN DM1 Protection of landscape character
- QE DM1 Noise Pollution
- QE DM2 Light pollution
- QE DM3 Air Pollution
- SD SP1 Sustainable Development
- SKILLS SP1 Employment and Skills
- SO DM1 Soils
- HWB SP1 Health and Wellbeing
- QE SP1 Quality of the Environment
- WM DM1 Waste Management
- T DM1 Sustainable Travel and Public Rights of Way
- T SP1 Transport and Development
- W DM2 Flood Risk
- W DM3 Sustainable Urban Drainage Systems

Angmering Neighbourhood Plan

7.4 The Angmering Neighbourhood Plan (2014) was adopted prior to the adoption of the Local Plan for the District. Whilst largely superseded by the Local Plan, the following policies are relevant to the proposal:

- HD1 - Built-up Area Boundary
- HD3 - Housing Mix
- HD4 - Materials
- HD5 - Built Form
- HD6 - Housing Layout and Design
- HD7 - Housing Density
- HOS - Parking for New Developments
- HD9 - Phasing of Residential Development
- TM1 - Local Highways
- TM2 - Cycling Walking and Equestrian
- EH3 - Flood Prevention

National Planning Policy Framework and Guidance

7.5 At National level the National Planning Policy Framework sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.

7.6 The framework sets out at paragraph 8 the three overarching objectives as follows:

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 7.7 The same paragraph confirms that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The paragraph does not, however, state that net gains must be achieved across all three objectives for a proposal to constitute sustainable development.
- 7.8 The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking the presumption in favour of sustainable development means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or
 - d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'
- 7.9 It is particularly relevant to note that point (i) confirms that applications should only be refused if there is a clear reason for refusing development.
- 7.10 With regard to the delivery of new housing, Paragraphs 73 and 74 deal with the requirement for Local Planning Authorities ("LPAs") to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.
- 7.11 Footnote 7 on Page 6 confirms that where an LPA cannot demonstrate a five year supply of deliverable housing sites, the housing supply policies will be considered out of date for the purposes of applying Paragraph 11 (d).
- 7.12 As the Council cannot currently demonstrate a 5-year HLS (as considered further below), paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is engaged. This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five year supply

of deliverable housing sites), planning permission should be granted. The only caveat to this is set out above under paragraph 11 d i) and ii).

7.13 In terms of Neighbourhood Plans, the NPPF states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided **all** of the following apply:

- a) The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) The local planning authority's housing delivery was at least 45% of that required over the previous three years.

7.14 In terms of advice contained in the NPPF regarding emerging Local Plan's or Neighbourhood Plans, paragraphs 47 -50 set out how these should be considered. The guidance states that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) 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); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

7.15 The NPPF goes on to state that when applying the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances 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 plan; and
- b) The emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

National Design Guide

- 7.16 In October 2019, the Government published the National Design Guide (NDG) to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's suite of planning practice guidance. In addition to informing development proposals and their assessment by Local Planning Authorities, it supports paragraph 13 of the NPPF which states 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.

Other Material Considerations

Parking SPD

- 7.17 The Parking SPD seeks to set out parking requirements throughout the district; these vary depending on location. Further, the SPD also sets out cycle parking provision and Electric Charging requirements within new developments.

Design Guide SPD

- 7.18 The design guide seeks to provide direction on how good design could be achieved throughout the district, providing the opportunity for urban form and townscapes to be developed in a holistic manner.

Angmering Neighbourhood Plan Review

- 7.19 Early work commenced on a review of the Neighbourhood Plan in 2019. However, following a call for sites, the review has not progressed.

8. Housing Land Supply

- 8.1 The starting point for the calculation of 5-year supply is 1,310 dwellings per annum. This equates to a requirement for 6,550 homes to be delivered over the next 5 year period (2021 / 2022 – 2025/2026) given the likely timeline for the proposed application.
- 8.2 Notwithstanding the Local Plan 2018 and the emerging Neighbourhood Plan Review document, the applications position is that the Council cannot currently demonstrate a 5 year supply of deliverable housing sites. Based upon our initial review, we believe that that the Council's Housing Land Supply is significantly below 3.3 years, which is stated in the Council's Annual Monitoring Report (December 2020).
- 8.3 The Council's Action Plan sets out the reasons for the lower projected delivery. This includes planning delays on some Strategic Allocations; poor quality schemes delaying approvals; developers unable to meet stated and committed timescales; strategic site applications

not coming forward as anticipated and developer/market factors outside of local authority control.

- 8.4 The Action Plan was published in June 2019 and makes a series of recommendations in order to boost housing delivery. This includes use of the 'presumption in favour of sustainable development' until such time as the 5-year housing land supply re-established. It recommends that applications be invited from landowners/developers on 'deliverable' HELAA sites to re-establish the 5 year housing land supply.
- 8.5 The release of further land for housing will help to maintain delivery rates. This may have to include sites outside the built-up area boundary and it would be preferential if such sites were located close to the edge of the BUAB and in sustainable locations which minimise the need to use the private car.

Housing Delivery Test

- 8.6 In February 2019, the Government published results of its Housing Delivery Test. This shows that Arun has under-delivered on its housing targets (achieving only 61%). The Test recommends that all Councils achieving less than 95% prepare an Action Plan to set out how delivery rates will be improved and that the presumption in favour is engaged for those Council's achieving less than 75%. Since the introduction of the HDT, there has been a year on year worsening of the Council's housing delivery. This is summarised as follows:

Year	Arun DC's HDT Result
2018	91%
2019	68%
2020	61%

Summary

- 8.7 The implications of the low housing land supply and failure of the HDT are as follows:
- Presumption in favour of sustainable development applies, in accordance with paragraph 11 of the NPPF
 - Policies which seek to allocate, control or constrain residential development in the Local Plan 2018 are out of date

- Absence of 3 year supply will mean that any adverse impact resulting from conflict with the Neighbourhood Plan will not 'significant and demonstrably' outweigh the clear benefits of the scheme
- The Council do not currently have a robust strategy to deliver the required housing for the District, which is demonstrated by the continuing absence of a housing land supply and sufficient housing delivery, and the absence of the small sites SPD.

9. **Affordable Housing Statement**

- 9.1 Policy AH SP2 requires all development of 11 residential units or more to provide a minimum of 30% affordable housing. It also requires an affordable tenure split of 75% rented and 25% intermediate housing.
- 9.2 The Policy also specifies that a suitable mix of should be provided, with affordable housing being visually indistinguishable from market housing, pepper potted as small clusters throughout development proposals.
- 9.3 The proposal adheres to Policy AH SP2 in that it provides 23 (30%) affordable dwellings. The provision is tenure blind and the dwellings are pepper potted throughout the proposal as can be seen on the submitted Tenure Plan. In terms of tenure split, the submission proposes 74:26 split of affordable rent to shared ownership.
- 9.4 The applicant has engaged with the Council Housing Strategy & Enabling officer who has confirmed that the proposed tenure split and housing mix is agreeable. The exact mix and tenure split, which has been agreed, is provided below:

Beds	Affordable Rent	Shared Ownership	Total Proposed	AH SP2 requirement
1	8	0	8 (35%)	35-40%
2	4	4	8 (35%)	35-40%
3	5	2	7 (30%)	15-20%
4	0	0	0 (0%)	5-10%

10. **Scheme Assessment**

- 10.1 This section sets out the merits of the scheme and its compliance with national and local planning policy. It demonstrates the sustainability of the Site and its potential to provide for an existing and identified housing need through the provision of a well-designed development of 76 dwellings.

Principle of Development

- 10.2 As set out above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The development plan for Arun currently comprises the Arun Local Plan and Angmering Neighbourhood Plan.
- 10.3 It is considered that all development policies that relate to the supply of housing in the Arun Local Plan 2011-2031 (Policy C SP1 Countryside) have significantly reduced weight because Arun District Council are unable to demonstrate an adequate supply of housing land. Policies in the Angmering Neighbourhood Plan that relate to the supply of housing also carry significantly reduced weight because they relate to out of date housing needs as the policies were adopted prior to the current Local Plan.
- 10.4 Owing to the current Housing Land Supply position and advice contained within paragraph 11 of the NPPF, it is considered that the presumption in favour of sustainable development applies in these circumstances. In such instances, the Council must first consider whether there is a clear reason to refuse a planning application. In this case, there is no clear reason and therefore the Council must undertake a balancing act in coming to a decision.
- 10.5 The proposal represents sustainable development and the NPPF 'presumption in favour of sustainable development' is engaged. This is established by the Council's recent approval of the following planning applications:
- Y/83/19/OUT – Clays Farm, North End Road (January 2020) – 33 dwellings
 - A/122/19/OUT – Land off Arundel Road, Angmering (March 2020) – 160 dwellings
 - Y/121/19/PL – The Steddles, Yapton (August 2020) – 11 dwellings
- 10.6 This and the other material considerations set out below combine to outweigh the conflict with the policies of the development plan and serve to allow for the principle of the application to be supported.
- 10.7 The proposed development of up to 76 homes would provide a substantial contribution to housing supply (equating to approximately 0.1 year supply). The tenure and form would make a significant contribution to the availability of affordable homes, alongside market homes. Housing provision in this form is therefore considered a significant benefit that weighs in favour of the proposed development.
- 10.8 The proposal has been designed to respect the site's edge of settlement location in order to minimise the impact of development upon adjoining properties. This will also ensure

that views in to and out of the site to the countryside beyond could be achieved as part of the detailed design considerations.

- 10.9 As noted above, some policies of the NPPF are cast in terms which indicate that in certain circumstances planning permission should be restricted. In this case, these relate principally to the National Park and natural environment. Having regard to the tests set out in the NPPF in relation to these issues, and in the context of the content of this report, it is considered that the circumstances are such that none of these issues amount to a reason for withholding planning permission.
- 10.10 It is considered that these material considerations overcome the out of date policies in the Development Plan and the principle of development should be supported.

Housing Mix

- 10.11 In terms of mix, Policy H DM1 requires proposals to accord with the latest evidence set out in the SHMA whilst the affordable mix should also consider housing register figures alongside existing stock and turnover.
- 10.12 The proposal seeks to provide 53 (70%) dwellings as market properties. The market mix is proposed as follows:

Dwelling Size	Proposed Mix
2-bed	8 (15%)
3-bed	10 (19%)
4-bed	35 (66%)

- 10.13 The proposal also seeks to provide 23 (30%) affordable dwellings with a 74:26 split of affordable rented to shared ownership housing. As noted within Section 9 above, the provision and mix is aligned with Policy AH SP2.

Character and Design

- 10.14 Policy D DM1 and D SP1 states that planning permission will be granted where development meets amongst other criteria, the highest standards of design, providing a high-quality living environment in keeping with the character of the surrounding area.
- 10.15 The supporting Design and Access Statement clearly sets out the design ethos whilst providing street scenes and elevations to demonstrate the appearance, proposed materials and context with existing development.

- 10.16 In terms of scale, all properties will be two-storey with the provision of a small number of single storey detached garages. The dwellings are predominantly detached, but some examples of semi-detached and terraced properties/maisonettes are proposed. The scheme proposed a density of 24 dwellings per hectare which is commensurate with not only an edge of village location but also the character of existing development to the west of the site.
- 10.17 In terms of materials, careful consideration has been given to the traditional local character of Angmering. Facing bricks are to be a mixture of red, orange and yellow. In order to add variety to the street scene and create feature properties, a number of properties will also comprise white render, vertical tile hanging or waney edge timber boarding. Roof tiles are to be brown or grey. Further details and the location of feature properties can be seen within the submitted Materials Plan.
- 10.18 The proposal incorporates three key areas of multifunctional open space. Wildflower planting will be included alongside large native trees, creating a landscape setting and habitat for the wildlife. The centrally located open space will act as a focal space for meeting and children's play. The focus for play areas is natural play with timber, stone materials and earthworks to create a challenging play environment that is also in keeping with the informal nature of the site. The proposed planting scheme will also provide a natural sensory experience for smaller children. The northern open space will also include the provision of orchard trees which will not only promote community food growing but will also provide biodiversity benefits.
- 10.19 In terms of legibility, connectivity and movement through the proposal, the design provides a one-way entrance from the A259 to the north with an internal street hierarchy defined by varying surface materials and footpath provision. Vehicular and pedestrian routes connect to the existing transport network, with the widths, grading and surfacing of pedestrian routes having been carefully selected to ensure accessibility and ease of movement. Structural trees will be planted along the roadsides to add a natural vertical element whilst also aiding visual interest.
- 10.20 Given the proposed use of high-quality materials, design variations and density that reflects the local character, the proposal is considered to be aligned with Local Plan Policies D DM1, D SP1 and D DM2.

Accessibility

- 10.21 Local Plan Policies T DM1 and T SP1 seek to ensure that new development is well located, in the most sustainable settlements, designed to minimise the need for travel and encourage the use of sustainable modes of transport. The site is well located to the existing

pedestrian/cycle network within Angmering. Within the vicinity of the site, existing bus stops are served by frequent bus routes between Brighton, Littlehampton along with Shoreham-by-Sea and Arundel. Angmering rail station is accessible by foot, cycle and bus, providing services to larger conurbations further afield such as Portsmouth, Southampton and London.

- 10.22 In terms of the access arrangement, it is proposed to utilise a similar access arrangement to that previous agreed as part of the previous planning application ref. A/130/12 (noted in Section 3 above). This comprises a new left in/left out arrangement onto the A259, to the west of the roundabout as well as retention of the existing access from the roundabout being 'Entry Only' to the site.
- 10.23 A Transport Statement and Travel Plan have been submitted in support of the application, demonstrating that the proposed access and internal road layout is acceptable for residents' vehicles, emergency vehicles and waste lorries.
- 10.24 On plot parking has largely been provided for each dwelling in accordance with the Arun Parking SPD. 201 spaces have been provided which includes 16 visitor spaces. These are mainly provided as spaces to the front of dwellings, but also include integral garages and detached garages to some of the larger units.

Flood Risk and Drainage

- 10.25 The site is located within Flood Zone 1 (low probability of flooding). A Flood Risk Assessment and Drainage Strategy have been submitted in support of the application.
- 10.26 To manage surface water run off from impermeable roads, paths and driveways, the new development will utilise trapped gullies, pipes and sustainable drainage features. Areas of permeable paving will also reduce the risk of surface water flooding.
- 10.27 Two attenuation basins will be provided within the public open space. A 990m³ basin will be located near the western boundary whilst a 625m³ basin will be located within the central pocket of open space. These basins will become features within the public open space whilst also providing ecological and biodiversity benefits.
- 10.28 The proposal is therefore aligned with Policy W DM2 and W DM3, which requires priority to be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.

Landscape impact and Trees

- 10.29 Policy ENV DM4 requires protect and manage existing trees wherever possible. It also requires development to take a comprehensive view of tree issues at the early stages of the design process. In this instance, the application is supported by a Tree Protection Plan, Arboricultural Impact Assessment and Method Statement, for which advice has fed into the proposals from the onset. Tree removal is proposed in order to facilitate the development however the majority of these are Category C and U trees. A small number of Category B trees are proposed for removal however the AIA concludes that any loss of landscape value provided by these specimens could be acceptably mitigated by providing replacement trees as part of the wider landscaping proposals.
- 10.30 The site does not fall within land that has any formal designations. However, there are a number within the study area including South Downs National Park with Ancient and Semi-natural Woodland Areas, Conservation Areas (Angmering, East Preston and Ferring), Highdown Gardens, Highdown Hill Camp Scheduled Monument and Angmering Village Green. There are also a number of routes (PRoW and walking routes), with receptors who will have a degree of focus on the landscape.
- 10.31 The application is supported by a Landscape Visual Impact Assessment, which considers the impact of the development against the above constraints, which as noted are not covering the site, but located with various proximities.
- 10.32 Whilst it is accepted that the site falls within the Local Gap, the site features well defined boundaries and is under considerable urban influence with no or very limited intervisibility with the rest of the Gap. In these regards, the site comprises a low functioning part of the Local Gap.
- 10.33 The proposal is also supported by a detailed soft and hard landscaping proposal, which seeks to protect the mature site boundaries, extensive planting throughout the site and proposed landscape buffer on the sites eastern boundary. Subject to the provision of the proposed landscaping scheme, the proposal would not result in harm to the integrity of the Local Gap or the wider setting of the South Downs National Park.

Ecology and Biodiversity

- 10.34 Policy ENV DM5 states that development should safeguard biodiversity and should avoid or mitigate demonstrable harm to protect habitats or species and should incorporate features that enhance biodiversity as part of good design and sustainable development.
- 10.35 The Ecological Assessment recommends that the tree lines, linear scrub and grassland field margins are retained, enhanced and buffered as they are considered to provide

foraging and commuting opportunities for bats as well as some sections being suitable for reptiles.

- 10.36 Suggested enhancement measures have been incorporated into the proposal and these include; native tree planting along internal streets and across the site, provision of bird and bat boxes, log and brush piles under hedgerows, hedgehog friendly fencing, the inclusion of climbing plants to buildings and fence lines where possible alongside areas of grassland around the orchard and SuDS. Further details can be found within the supporting Ecological Enhancement Plan.

Noise

- 10.37 The site is located between the A259 to the north and the rail line to the south. Noise surveys were completed over daytime and night time periods in order to determine noise levels.
- 10.38 The supporting Noise Statement determines that noise within external amenity areas is considered to be acceptable in planning terms. It does however make recommendations for internal noise namely; improved glazing and alternative means of ventilation due to rail traffic. The proposal does also look to incorporate a 3.2m high acoustic fence to screen development to the south from railway noise.
- 10.39 The proposed measures are in accordance with the NPPF and PPG in that noise has been considered through the design proposals and improvements to the acoustic environment have been achieved.

Agricultural Land Assessment

- 10.40 The application is supported by a land quality assessment which considers characteristics of the land and its agricultural quality. Agricultural land is graded as follows:
- Grade 1 - excellent quality agricultural land
 - Grade 2 - very good quality agricultural land
 - Grade 3 - good to moderate quality agricultural land
 - Subgrade 3a - good quality agricultural land
 - Subgrade 3b - moderate quality agricultural land
 - Grade 4 - poor quality agricultural land.
- 10.41 The assessment determines the site to be primarily Grade 2. Whilst the loss of this land is considered to be a dis-benefit, this will be considered in the overall planning balance and presumption in favour of sustainable development.

- 10.42 Given the above, the application is consistent with relevant provisions in the NPPF concerning agricultural land (in particular paragraphs 174(b) and footnote 53.

Sustainable Construction

- 10.43 Redrow Homes support the principles of low-carbon design, reducing carbon emissions and ensuring lower energy costs for our customers. They follow a 'fabric first' approach to building design, maximising the performance of the components and materials of the building itself. This includes insulation, high-performing windows and doors, increased air tightness and maximising passive solar gains.

11. Planning Benefits

- 11.1 The planning benefits of the scheme, comprise:

Benefit	Type	Weight
Provision of 76 dwellings	Social & Economic	Significant
Provision of affordable homes	Social	Significant
Development in a sustainable location	Social & Environmental	Significant
Mix of dwellings to meet significant need	Social	Significant
Overprovision of on-site open space and play provision	Social & Environmental	Moderate
Ecological enhancement	Environmental	Significant
Sustainable drainage scheme and enhancement of existing watercourse crossing the site	Environmental	Moderate / Significant
Likely reduction in surface water run-off from the site, associated off site flooding and erosion	Environmental	Moderate
Economic benefits during the construction process	Economic	Moderate

Economic benefits from local spend of new residents, including support for local services and facilities	Economic	Significant
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12. Planning Conditions, Infrastructure and Draft Heads of Terms

- 12.1 The Council has now adopted its CIL Charging Schedule and therefore any off-site impacts, due to the scale of the development, are expected to be addressed by this. This would be with the exception of a proposed pedestrian crossing on The Street.
- 12.2 Whilst the proposal comprise a detailed scheme, a number of conditions will be likely to secure the delivery of the proposed development.
- 12.3 In light of the above, the Heads of Terms of any future legal agreement are likely to be confined to the following:
- Delivery of the affordable homes,
 - Management and maintenance of public open space, play facilities and SuDS
- 12.4 In terms of utilities, these are defined in the Development Plan as gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure. Connectivity to existing utilities connections can be achieved and the applicant will work closely with the utility providers to ensure appropriate provision on-site.
- 12.5 Subject to appropriate conditions and agreements suggested above, it is considered that the proposal would comply with Policy ICS1 of the LPP1.

13. Conclusion

- 13.1 The proposal is for the development of 76 new residential dwellings, comprising a mix of 1-4 bed properties. The application submission follows consideration of Local Plan and Neighbourhood Plan alongside public consultation and local authority pre-application enquiries.
- 13.2 The site is environmentally sustainable as it lies on the northern edge of Angmering and it will be possible for residents to use non-car means of transport to access the primary school, local shops and other services. This is supported by the conclusions of this statement and that of the associated supporting technical assessments. This is also

confirmed by the District Council in their response to a pre-application enquiry in April 2021.

- 13.3 The application is support by a Transport Assessment that concludes that the A259 is suitable to provide the proposed means of access to the site for vehicles. Pedestrian and cycle access is also provided independently to this and a choice means of transport is achievable. The Transport Assessment considers the impact of the development on the wider highway network and concludes that the development would not have a severe impact on highway safety. Severe impact being the test set out with the National Planning Policy Framework, when considering highway impacts of proposed new development.
- 13.4 The development of the site is capable of producing a net gain of biodiversity across the site, together with access to over 2 hectares of additional public open space for existing and future residents.
- 13.5 As set out above, the proposal is considered to comprise a sustainable form of development. Given the absence of a strategic approach to housing delivery, together with the significant under-delivery of housing, lack of housing supply and the significant delays on their strategic housing allocations, the Council will need to rely on sites such as the application site to significantly boost its housing delivery. The site is located in a sustainable location and is readily available to deliver housing in the next 5 year period.
- 13.6 It is considered that the Local Plan is out of date and the Neighbourhood Plan carries significantly reduced weight. Whilst only a small amount of work had commenced (report on direction presented to committee) the Council have not progressed work on a small sites Development Plan Document, which means that there is no clear policy document / direction as to the delivery of at least 1,250 homes, as envisaged in the Local Plan 2018.
- 13.7 Whilst the Development Plan's continue to carry some weight, any conflict with the policies contained within these documents is considered to be limited.
- 13.8 The scheme does not give rise to any unacceptable harm to the landscape character, nor result in any harmful visual impact. The site is well contained and related to the existing settlement and appropriate connectivity will be provided.
- 13.9 It is accepted that the site forms part of the Local Gap, which must be considered a dis-benefit. However, the proposal has been informed by a Landscape Visual Impact Assessment, which confirms that the site features well defined boundaries and is under considerable urban influence with no or very limited intervisibility with the rest of the Gap. In these regards, the site comprises a low functioning part of the Local Gap. The proposal

does also result in the loss of agricultural land, however, the extent is considered to be limited.

- 13.10 The proposal will create social benefits in the form of affordable housing and a mix of dwellings to suit single occupants, families and downsizers. Economically, the proposal will aid the creation/maintenance of construction jobs, and also result in additional spending by new residents on local goods and services which is key in supporting village and community facilities. Environmentally, the proposal will retain existing trees and planting which will be further enhanced to ensure net biodiversity gain. So whilst some harm results from the principle of development in the Local Gap, together with the loss of agricultural land, this is considered to be significantly outweighed by the social, economic on environmental benefits highlighted.
- 13.11 Overall, the proposal comprises sustainable development. Set against the tiled balance of paragraph 11 (d) of the NPPF, it is the appellant's case that the planning balance falls significant in favour of granting planning permission.

APPENDIX A

Accommodation schedule demonstrating suitable mix and NDSS compliance

Angmering NDSS Check – 28.07.21

House Type:	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Letchworth				
Occupancy: 2B3P 2 Storey Dwelling	70 sq.m.	89.9 sq.m.	-	-
Bedroom 1	11.5 sq.m.	12.11 sq.m.	2.75 m	2.76 m
Bedroom 2	7.5 sq.m.	11.2 sq.m.	2.15 m	2.80
Storage	2 sq.m.	4* sq.m.	-	-

*Depends on height of Bulk head Store. TBC by Redrow.

House Type:	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Warwick				
Occupancy: 3B5P 2 Storey Dwelling	93 sq.m.	98.9 sq.m.	-	-
Bedroom 1	11.5 sq.m.	13.0 sq.m.	2.75 m	2.89 m
Bedroom 2	11.5 sq.m.	11.64 sq.m.	2.55 m	2.82 m
Bedroom 3	7.5 sq.m.	7.5 sq.m.	2.15 m	2.19 m
Storage	2.5 sq.m.	3.5* sq.m.	-	-

*Allows only 1 Sq.m. under stairs. Total figure depends on height of Bulk head Store. TBC by Redrow.

House Type:	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Oxford - Life				
Occupancy: 3B4P 2 Storey Dwelling	84 sq.m.	120.3 sq.m.	-	-
Bedroom 1	11.5 sq.m.	19.6 sq.m.	2.75 m	3.29 m
Bedroom 2	7.5 sq.m.	10.8 sq.m.	2.15 m	2.40 m
Bedroom 3	7.5 sq.m.	10.0 sq.m.	2.15 m	2.86 m
Storage	2.5 sq.m.	5.2* sq.m.	-	-

*Allows only 1 Sq.m. under stairs.

House Type:	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Windsor				
Occupancy: 4B5P 2 Storey Dwelling	97 sq.m.	111.8 sq.m.	-	-
Bedroom 1	11.5 sq.m.	14.4 sq.m.	2.75 m	2.95 m
Bedroom 2	7.5 sq.m.	10.1 sq.m.	2.15 m	2.93 m
Bedroom 3	7.5 sq.m.	8.9 sq.m.	2.15 m	2.72 m
Bedroom 4	7.5 sq.m.	7.5 sq.m.	2.15 m	2.16 m
Storage	3 sq.m.	3.0* sq.m.	-	-

*Storage Under

House Type:	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Marlow				
Occupancy: 4B5P 2 Storey Dwelling	97 sq.m.	117.6 sq.m.	-	-
Bedroom 1	11.5 sq.m.	15.9 sq.m.	2.75 m	2.75 m
Bedroom 2	7.5 sq.m.	10.5 sq.m.	2.15 m	2.98 m
Bedroom 3	7.5 sq.m.	11.0 sq.m.	2.15 m	3.13 m
Bedroom 4	7.5 sq.m.	9.1 sq.m.	2.15 m	2.60 m
Storage	3 sq.m.	3.4* sq.m.	-	-

* Allows only 1 Sq.m. under stairs. Total figure depends on height of Bulk head Store. TBC by Redrow.

House Type: Oxford	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 4B6P 2 Storey Dwelling	106 sq.m.	120.3 sq.m.	-	-
Bedroom 1	11.5 sq.m.	13.0 sq.m.	2.75 m	3.29 m
Bedroom 2	11.5 sq.m.	12.6 sq.m.	2.55 m	3.04 m
Bedroom 3	7.5 sq.m.	10.7 sq.m.	2.15 m	2.41 m
Bedroom 4	7.5 sq.m.	8.3 sq.m.	2.15 m	2.41 m
Storage	3 sq.m.	3.29* sq.m.	-	-

* Allows only 1 Sq.m. under stairs.

House Type: Cambridge	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 4B5P 2 Storey Dwelling	97 sq.m.	127.8 sq.m.	-	-
Bedroom 1	11.5 sq.m.	16.0 sq.m.	2.75 m	3.55 m
Bedroom 2	7.5 sq.m.	11.3 sq.m.	2.15 m	3.37 m
Bedroom 3	7.5 sq.m.	9.0 sq.m.	2.15 m	2.55 m
Bedroom 4	7.5 sq.m.	8.8 sq.m.	2.15 m	2.48 m
Storage	3 sq.m.	3.21* sq.m.	-	-

* Allows only 1 Sq.m. under stairs. Total figure depends on height of Bulk head Store. TBC by Redrow.

House Type: Henley	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 4B6P 2 Storey Dwelling	106 sq.m.	161.8 sq.m.	-	-
Bedroom 1	11.5 sq.m.	17.2 sq.m.	2.75 m	3.62 m
Bedroom 2	11.5 sq.m.	12.6 sq.m.	2.55 m	2.81 m
Bedroom 3	7.5 sq.m.	10.2 sq.m.	2.15 m	2.88 m
Bedroom 4	7.5 sq.m.	9.3 sq.m.	2.15 m	2.60 m
Storage	3 sq.m.	3.29* sq.m.	-	-

* Allows only 1 Sq.m. under stairs. Total figure depends on height of Bulk head Store. TBC by Redrow.

House Type: Leadon GF	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 1B2P 2 Storey Dwelling	50 sq.m.	50.0 sq.m.	-	-
Bedroom 1	11.5 sq.m.	12.0 sq.m.	2.75 m	3.25 m
Storage	1.5 sq.m.	2.50 sq.m.	-	-

House Type: Leadon FF	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 1B2P 2 Storey Dwelling	50 sq.m.	51.6 sq.m.	-	-
Bedroom 1	11.5 sq.m.	14.9 sq.m.	2.75 m	3.48 m
Storage	1.5 sq.m.	1.68* sq.m.	-	-

* Total figure depends on height of Bulk head Store. TBC by Redrow.

House Type: Tavy	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 2B4P 2 Storey Dwelling	79 sq.m.	79 sq.m.	-	-
Bedroom 1	11.5 sq.m.	14.7 sq.m.	2.75 m	2.91 m
Bedroom 2	11.5 sq.m.	12.0 sq.m.	2.55 m	2.54 m
Storage	2 sq.m.	2.52* sq.m.	-	-

*Allows only 1 Sq.m. under stairs. Total figure depends on height of Bulk head Store. TBC by Redrow

House Type: Dart	Required Area (Sq.m.)	Provided Area (Sq.m.)	Required Width (m.)	Provided Width (m.)
Occupancy: 3B5P 2 Storey Dwelling	93 sq.m.	93.7 sq.m.	-	-
Bedroom 1	11.5 sq.m.	12.2 sq.m.	2.75 m	2.85 m
Bedroom 2	11.5 sq.m.	12.7 sq.m.	2.55 m	2.85 m
Bedroom 2	7.5 sq.m.	7.8 sq.m.	2.15 m	2.20m
Storage	2.5 sq.m.	2.50* sq.m.	-	-

*Allows only 1 Sq.m. under stairs. Total figure depends on height of Bulk head Store. TBC by Redrow

APPENDIX B

Pre-application layout for 76 dwellings and pre-app response 1 (April 2021)



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 23rd April 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: PAA/7/21/

Dear Sir/Madam,

Pre-Application Advice

Construction of 76 dwellings, means of access and associated works
Land South Of Littlehampton Road, East of Worthing Road Angmering BN12 6PN

I write regarding the above matter and your enquiry received on 29th January 2021.

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted, I understand that you propose to erect 76 dwellings on the site. The proposed scheme would comprise a mix of 2 storey properties following a traditional arts and crafts design. 30% of the dwellings would be affordable. The scheme includes formal and informal areas of public open space, Local Area of Play (100sq.m) and Locally Equipped Area of Play (400sq.m). Vehicular access would be via an improved junction on to Littlehampton Road. Pedestrian and cycle routes are included which directly link to a dedicated pedestrian and cycle path to the south of Littlehampton Road.

The scheme also incorporates noise attenuation to the proposed southern boundary, adjoining railway line and additional tree planting and soft landscaping.

It is noted that advice is sought on the proposed detailed site layout, any infrastructure requirements and confirmation that the principle remains supported by officers, as confirmed in the June 2020 response.

DESCRIPTION OF SITE

The site is located outside the built up area boundary on the eastern edge of Angmering village, immediately adjacent to the existing settlement boundaries of Angmering/East Preston and within the settlement gap of East Preston to Ferring.

It is bounded to the north by the A259 Littlehampton Road, the east by Artists in Stone commercial premises, to the south by the West Coastway Railway Line and the west by the residential

development along Old Worthing Road.

The A259 Littlehampton Road provides a key east-west link through the District and wider County. The A259 Littlehampton Road is a dual lane two-way carriageway road some 7.5m in width along the site frontage.

Old Worthing Road forms a roundabout junction with the A259 Littlehampton Road at the north-western corner of the site whereby existing access to the site is gained via a field gate.

An existing shared footway/cycleway is present on the southern side of the A259 Littlehampton Road along the site frontage and provides a connection between the roundabout junction with the B2140 Old Worthing Road (at the north-western corner of the site) and the Asda superstore to the east of the site.

Beyond this, footways are present on all local roads and provide continuous connections to services and amenities in and around Angmering. Street lighting is also present on all local roads surrounding the site. There are bus stops providing services east and west along the A259 as well as into East Preston and surrounding villages within close proximity of the site.

The site itself is an open arable field, which is currently in crop and measures 2.9 hectares. It comprises a reasonably square area of flat open land. The sites boundaries are kept by mature conifer hedging to the north, largely screening the site from the A259, metal chain-link fencing and hedgerow to the railway line to the south and domestic fencing enclosing the adjoining residential properties to the west. The eastern boundary is open to the wider field.

The site access, as noted above is via an existing track from the roundabout to the north-west and also a single access track, which serves the industrial units to the east.

In terms of the wider locality the site abuts close knit development commencing at the tip of Angmering to the north and East Preston to the south and towards the coast.

PLANNING ISSUES

The following issues have been identified for consideration.

Principle

Design

Neighbour Amenity

Amenity Space Provision

Bin Storage

Affordable Housing

Highways, Transport and Parking

Sustainable Construction

Flooding/Drainage

Protected Trees

Open Space Provision

Noise Pollution

Contamination

Infrastructure Provision

Biodiversity

Protected Species

Loss of Agricultural Land

Landscape Impact

Archaeology

Housing Supply

COMMENT ON SITE HISTORY

A/130/12 - New Chandlers BMW/Mini Dealership facility including workshop/MOT facility, car valeting and car storage with new access from A259 and comprehensive hard and soft landscaping scheme.

Refused 10/04/2013 for visual and transport reasons.

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

<u>AHSP2</u>	AH SP2 Affordable Housing
<u>CSP1</u>	C SP1 Countryside
<u>DDM1</u>	D DM1 Aspects of form and design quality
<u>DDM2</u>	D DM2 Internal space standards
<u>DSP1</u>	D SP1 Design
<u>ECCDM1</u>	ECC DM1 Renewable Energy
<u>ECCSP1</u>	ECC SP1 Adapting to Climate Change
<u>ECCSP2</u>	ECC SP2 Energy and climate change mitigation
<u>ENVDM4</u>	ENV DM4 Protection of trees
<u>ENVDM5</u>	ENV DM5 Development and biodiversity
<u>GISP1</u>	GI SP1 Green Infrastructure and Development
<u>LANDM1</u>	LAN DM1 Protection of landscape character
<u>OSRDM1</u>	Protection of open space, outdoor sport, comm& rec facilities
<u>QEDM1</u>	QE DM1 Noise Pollution
<u>QEDM2</u>	QE DM2 Light pollution
<u>QEDM3</u>	QE DM3 Air Pollution
<u>SDSP1</u>	SD SP1 Sustainable Development
<u>SODM1</u>	SO DM1 Soils
<u>TDM1</u>	T DM1 Sustainable Travel and Public Rights of Way
<u>TELSP1</u>	TEL SP1 Strategic delivery of telecomms infrastructure
<u>TSP1</u>	T SP1 Transport and Development
<u>WDM2</u>	W DM2 Flood Risk
<u>WDM3</u>	W DM3 Sustainable Urban Drainage Systems

<u>Angmering Neighbourhood Plan 2014 POLICY EH2</u>	Protect the Landscape setting of the South Downs National Park
<u>Angmering Neighbourhood Plan 2014 POLICY HD1</u>	Built-up Area Boundary
<u>Angmering Neighbourhood Plan 2014 POLICY HD3</u>	Housing Mix
<u>Angmering Neighbourhood Plan 2014 POLICY HD4</u>	Materials
<u>Angmering Neighbourhood Plan 2014 POLICY HD5</u>	Built Form
<u>Angmering Neighbourhood Plan 2014 POLICY HD6</u>	Housing Layout & Design

<u>Angmering Neighbourhood Plan 2014 POLICY HD7</u>	Housing Density
<u>Angmering Neighbourhood Plan 2014 POLICY HD8</u>	Parking for New Developments
<u>Angmering Neighbourhood Plan 2014 POLICY HD9</u>	Phasing of Residential Development
<u>Angmering Neighbourhood Plan 2014 POLICY TM1</u>	Local Highways
<u>Angmering Neighbourhood Plan 2014 POLICY TM2</u>	Cycling Walking & Equestrian

Planning Policy Guidance:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Supplementary Guidance:

SPD1	Open Space & Recreation Standards
SPD11	Arun Parking Standards 2020

PRINCIPLE

PRINCIPLE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The development plan for the Arun District currently comprises the Arun Local Plan, the Angmering Neighbourhood Development Plan (March 2015) and the West Sussex Waste and Minerals Plans.

However, section 38 (5) states: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Any conflict between the Angmering NP (ANP) and the Arun Local Plan, should therefore be resolved in favour of the latter.

All development policies that relate to the supply of housing in the Local Plan (policies C SP1, SD SP2) have reduced weight because Arun cannot demonstrate an adequate 5 year supply of housing land (currently stands at 3.3 years). Policies in the Angmering Neighbourhood Plan that relate to the supply of housing have greater reduced weight because they relate to out of date housing needs as the policies were based on the 2003 Arun Local Plan.

Paragraph 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the neighbourhood plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, criteria (a) to (d) are not all applicable because the Neighbourhood Plan was made over two years ago. Therefore, the presumption in favour of sustainable development is unaffected by the Neighbourhood Plan.

The Arun Local Plan (ALP):

The key policy considerations in the determination of this pre-application are considered to be C SP1,

D SP1 , D DM1 and SD SP3 of the Arun Local Plan (ALP) 2011 - 2031.

Policy H SP1 "The Housing Requirement" sets out an overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. It includes a reference to additional non-strategic allocations being made across the District through reviews of Neighbourhood Plans. The Housing Strategy on page 139 goes on to allocate 800 units in Angmering North (SD9) and 250 units in Angmering South and East (SD11). The site is identified in Arun's housing and economic land availability assessment (HELAA) under ref 17A1 for circa 65 residential dwellings.

Policies D SP1, D DM1 and SD SP3 of the ALP deal with visual and residential amenity issues including the impact on the designated gap. These are replicated by identified ANP policies.

In addition the site lies within the western side of the East Preston to Ferring Local Gap, which is identified on the policies map and subject to Policy SD SP3 (Gaps Between Settlements) in the Arun Local Plan (2011-2031). Policy SD SP3 says that "The generally open and undeveloped nature of the gaps between settlements, as identified on the Policies Map will be protected to prevent coalescence and retain their separate identity".

"Development will only be permitted within the gaps if:

- a. It would not undermine the physical and / or visual separation of settlements;
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- c. It cannot be located elsewhere; and
- d. it maintains the character of the undeveloped coast;
- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation."

It is considered that the proposed development within the gap between East Preston and Ferring would undermine the physical and / or visual separation of the settlements of Ferring and East Preston, due to the introduction of 76 dwellings with the associated highway development and residential lighting within this Settlement Gap, which is considered to be contrary to Policy SD SP3(a).

The proposed would visually compromise the integrity of the gap, contrary to Policy SD SP3(b).

Policy SD SP1 "Sustainable Development" states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work to secure development that contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

The site is located within defined countryside outside of the settlement of Angmering. The nearest pub is considered to be the Premier Inn at a walking distance of 1km. The nearest shop is the Asda Superstore (800m). Angmering railway station is approx. 1.5km and there are additional shops and services in Angmering to the west and Ferring to the East. All of these distances are considered to be acceptable walking or cycling distances.

Policy C SP1 "Countryside" states that residential development in the countryside outside the BUAB will not be permitted unless in accordance with policies in the Plan which refer to a specific use or type of development. It is noted that none of these relate to the proposed development at the application site.

As this site lies outside the nearest BUAB, it is categorised as being within the countryside and the scheme would therefore conflict with policy C SP1 of the ALP.

Other Material Considerations:

The release of further land for housing will help to maintain delivery rates. This may have to include sites outside the built-up area boundary and it would be preferential if such sites were located close to the edge of the BUAB and in sustainable locations which minimise the need to use the private car.

The 2019 HELAA report assessed the site- Ref # 17A1- Land East of Old Worthing Road and South of Littlehampton Road: "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, from the information available the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community". It was on this basis that the pre-application (PAA/32/20) was submitted. Although the current status of the HEELA now shows the site as red 'not currently available' it is still considered that development of the site is acceptable for the reasons set out below.

The National Planning Policy Framework (NPPF) 2019 is a material consideration in determining planning applications. Arun can demonstrate a 3.3-year HLS in the latest published AMR 2019/20. As the Council cannot currently demonstrate a 5-year HLS, paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), planning permission should be granted unless (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

There is no question that (i) does not apply to this determination as the site does not lie in a protected landscape. In respect of (ii), the remainder of this letter will show that there are no adverse impacts associated with the proposal. The presumption in favour of sustainable development would apply.

Paragraph 8 of the NPPF states that in order to achieve sustainable development; economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The following is an analysis of the sustainable nature of the site and proposal:

The site is environmentally sustainable as it lies on the north eastern edge of East Preston and it will be possible for residents to use non-car means of transport to access the primary school, local shops and other services, as set out above.

The development would likely result in economic and social benefits to the local area in the form of the following:

- * An increase in Council Tax receipts;
- * Potential 'New Homes Bonus' payments from the Government;
- * The creation/maintenance of construction jobs; and
- * Additional spending by new residents on local goods & services.

There is potential for an economic cost due to the loss of Grade 1 Agricultural Land.

(5) Site Location:

The pre-application submission includes a location plan (Drawing No. 003 revK) Street scenes and and a supporting statement. The BUAB in this part of East Preston/Angmering excludes the application site.

It is considered that there would be limited harm to the character of the countryside if the site was developed for housing given that it directly abuts residential dwellings to the west and residential properties to the south of the railway line and would retain a visual gap to the development to the east.

If residential development was allowed on this site, it would be possible to secure a footpath / cycle link to the centre of Angmering, East Preston and Ferring. A 'buffer' on the eastern side is a potential option that could be considered to soften the impact on the open aspect to the east of the site.

It is not enough to simply refuse an application on the grounds of being in the countryside without there being some form of demonstrable harm to the character or beauty of the countryside.

Conclusion on Matters of Principle:

The principle of residential development on this site is clearly contrary to the policies within the Development Plan. However, the policies of the Local Plan that relate to the supply of housing have reduced weight due to the Council not being able to demonstrate an adequate supply of housing land. In addition, policies in the Angmering Neighbourhood Plan that relate to the supply of housing have greater reduced weight because they relate to out of date housing needs as the policies were based on the 2003 Local Plan.

The proposal represents sustainable development and the NPPF 'presumption in favour of sustainable development' is engaged. This and the other material considerations set out above combine to outweigh the conflict with the policies of the development plan and serve to allow for the principle of the application to be supported.

The proposed development of up to 76 houses on the site would go a considerable way in achieving the Council's Five Year Housing Land Supply. It is considered that these material considerations overcome the out of date policies in the Development Plan.

Some policies of the NPPF are cast in terms which indicate that in certain circumstances planning permission should be restricted. These, in this case, relate principally to flooding, agricultural land and the natural environment. Having regard to the tests set out in the NPPF in relation to these issues, and in the context of the content of this report, it is considered that the circumstances are such that none of these issues amount to a reason for withholding planning permission either because the matter can be controlled by suitable conditions, content of the CIL contribution or because the public benefit outweighs the harm in respect of the issue at hand.

You are advised that the Full Council approved Arun's Interim Housing Statement on 17-03- 2021 which applies to greenfield and brownfield sites outside of but adjacent to settlement boundaries, as is the case with this proposed site. It clarifies that until a 5 year housing land supply is re-established, the material policies that relate to the supply of housing, are consequently, deemed 'out of date'; where applications are not in accordance with the Local Plan, the authority must therefore, apply the 'presumption' in favour of positively determining applications, as set out in NPPF paragraph 11d - however, the NPPF is clear that there are strong caveats to the application of the 'presumption' in that, the starting point remains the statutory Development Plan for determining applications, along with any material considerations and that the sustainability and quality of proposals must not conflict with the policies within the NPPF as a whole.

DESIGN

Policy D SP1 (Design) of the Local Plan says: "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details". Policy D DM1(2 - appearance/attractiveness) of the Local Plan requires applications to "demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area".

The Angmering NP contains several policies relevant to design. Policy HD4 (Materials) requires developments to reflect 'local materials and features evident in the surrounding area'. The policy lists materials to be integrated into the design of the development (stock brick, flint, hanging clay tiles and pastel renders). It also refers to materials for paved surfaces (preference for permeable surfaces) and high quality street furniture.

Policy HD5 (Built Form) of the Angmering NP seeks to ensure that new development reflects the character of Angmering.

Policy HD6 of the Angmering NP says "proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area".

Paragraph 124 of the National Planning Policy Framework (NPPF) says: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 128 of the NPPF states: "design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

Paragraph 130 of the NPPF says: "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".

Paragraph 16 of the National Design Guide states: "well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This 'story' will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application."

Any application submitted should demonstrate how the Arun Design Guide has informed the layout and design of any submission. Reference should be made to Part D responding to site and setting, Part H Welcoming Streets and Spaces and Part J Building Design.

An assessment of the pre-application residential site layout on the site together with the character; density, scale and massing; and materials and architectural details is set out below.

SITE LAYOUT, DENSITY, SCALE AND MASSING

Policy D DM1(1 - Character) of the Local Plan says "when considering any application for development to have regard to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features". Policy D DM1(10 Layout - movement) of the Local Plan requires "any application for development to utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept".

Policy D DM1(10 Layout - legibility) of the Local Plan requires any application for development "deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building details, signage)"

Policy D DM1 (13) of the Local Plan says "the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity".

Policy HD7 of the Angmering NP seeks to ensure that the density of new development is in keeping with the surrounding area and should be complied with.

Paragraph 122(a) of the NPPF (February 2019) says that "planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it."

The consideration of the proposed scheme will be based upon the layout as specified on 'Drawing No. revK'.

It is considered that the proposal will not give rise to unacceptably adverse effects on the established character of the locality or the street scene. The existing site features mature planting on the northern and western boundaries and this is shown as being maintained and improved for use as a landscape buffer on the submitted plans. However, it is considered that suitable landscaping scheme could be prepared to mitigate the impact of the development upon the character of the locality. It is considered that the proposed dwellings will be suitably set back from the A259 to the north and Worthing road to the north west so as to avoid unacceptable harm to the character of the street scene.

The indicative layout is generally acceptable, but the 4 units close to the western boundary do not appear well integrated into the development. It is noted that the area of open space in the south east corner includes the area of the overhead pylons and this cannot be included within any open space provision calculations since it would not be usable. It is suggested that it is incorporated within a landscaped buffer area, rather than as an additional area for use. It may therefore be more appropriate to delete the four dwellings adjacent to it and re-orientate the dwellings opposite to face onto the open space and improve their outlook. It may be possible to provide an additional unit(s) adjacent to the southern boundary to compensate for the loss of some of these units.

The proposed layout will result in a residential density of approximately 26 dph. Development situated to the south of the A259 (north of the site) are at a lower density than the rest of the site. Although it should be noted that the existing character of Saxon Close and the B2140 residential area consists of some detached but semi-detached residential properties at an overall similar density.

Therefore the proposed density is considered acceptable and is not deemed to adversely impact upon the character of the locality. The provision of 2 storey terraced/ detached and semi detached dwellings would be in keeping with the form and scale of development in the locality.

The density, scale and massing of the proposed development is therefore deemed acceptable in accordance with relevant development plan policy.

CHARACTER

The Design and Access Statement which will accompany the forthcoming detailed planning application for the residential development on Land South of Littlehampton Road will need to identify different

character areas within the residential development, which will help to create a sense of place and provide the development with an identity and should identify how the layout and design of the dwellings has been derived from the guidance provided in Arun Design Guide.

MATERIALS AND ARCHITECTURAL DETAILS

In terms of design and appearance, the planning application for residential development on the site would need to include houses that include traditional materials used on the houses in Angmering and you need to demonstrate why you have chosen them. The streetscene illustrations and supporting statement referring to 2 storey dwellings of arts and crafts design would be acceptable in this location, but you should consider using some flint on elevations, particularly those visible from outside the site, to reflect the rural character opposite and to the east of the site. It is likely that the use of these materials would accord recommended policy HD4 of the Angmering Neighbourhood Plan which should be considered when detailing the use of materials.

Part L of Arun Design Guide refers to the use of appropriate materials to achieve quality design and the choice of proposed materials should reflect this guidance.

HIGHWAYS, TRANSPORT & PARKING

Policy T SP1 of the Local Plan says that "to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network".

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Arun District Parking Standards SPD and you should ensure that the car parking standards are met and provision of electric vehicle charging points is included. the LPA has adopted guidance on the provision of electric vehicle charging points as set out in paragraph 2.8 and Table 2.2 of the Arun District Parking Standards SPD. For further information on parking strategy please refer to Part I of Arun Design Guide.

You are advised to consult with County Highways regarding parking provision/layout, access and visibility splays.

The Highway Authority would require the following documents to be submitted as part of any future application:

- A site location plan scale (1:1250) with site boundary indicated
- Schedule of existing uses including planning history with reference numbers
- Description, including site layout plans, of the proposed development and schedule of uses
- Summary of reasons supporting the site access/highways works proposals, including plan (scale 1:250 or similar) with achievable visibility splays indicated
- Design Audit of any proposed highway works, including plan identified departures from standards
- Final Stage 1 Road Safety Audit of site access and any proposed highway works, with designer's response and including amended plans.
- A Transport Assessment, including location plan of key services, availability of sustainable modes of transport and existing/future vehicular generation
- Reference to supporting national, regional, and local planning documents and policies
- Parking strategy, including provision of parking for all modes of transport
- Relevant data collected to date
- Proposed trip rates supported with TRICS outputs and site selection methodology
- Junction capacity assessment in accordance with the WSCC Transport Assessment

Methodology

The proposed 76 no. dwellings will provide parking in accordance with the Arun District Council parking standards SPD 2020.

LIGHT POLLUTION

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape. Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage.

Environmental Health has requested the submission of details of a proposed lighting scheme for the residential development.

Subject to the submission of a lighting scheme, the proposed residential development is likely to be acceptable in terms of light emissions.

NOISE POLLUTION

Local Plan policies emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses i.e. traffic from the A259.

Environmental Health has requested a noise report should be submitted with the forthcoming planning application together with details of an acoustic barrier around the site.

Subject to the submission of a noise report, the proposed residential development is likely to be acceptable in terms of noise emissions.

CONTAMINATION

Development on or close proximity to hazardous sites or contaminated land will be permitted provided the Council is satisfied that appropriate remedial measures can be or have been undertaken in respect of human health and groundwater.

In terms of the precautionary principle, Environmental Health has requested that when the planning application has been submitted and is being determined that a contaminated land condition be recommended in case contamination is uncovered on the site during construction works.

ADAPTABILITY

Policy HD3 of the Angmering NP requires at least 25% of homes to be built to a Lifetime Homes standards. The equivalent standard to Lifetime Homes is Category 2 M4(2).

The LPA has a Guidance Note setting out standards aimed at securing a percentage of homes as disabled friendly and adaptable, meeting suitable standards. Under building regulations optional requirement M4(2): Category 2 - Accessible and adaptable dwellings can be enforced where it is required by a planning condition, in accordance with Policy D DM1 of the Local Plan. For schemes greater than 51 unit inclusive - 15% of units need to be designed to M4(2) standard plus two additional units to be designed to M4(3) wheelchair accessible, for every 50 units proposed thereafter. However, there is an aspiration to secure 100% M4(2). It is considered that this can be secured adequately via a suitably worded condition.

HEALTH AND WELLBEING

Policy HWB SP1 of the Local Plan says: "all development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a. providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.

- b. creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and
 - c. ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.
- Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community."

Apart from the open space provision mentioned above the site layout consists of a 3m wide cycleway / footpath along the A 259 linking the proposed development to the adjacent residential developments so as to create safe, well promoted walking and cycling routes, in accordance with Policy HWB SP1(a) of the Local Plan.

The proposal should demonstrate that it is compliant with part K of the Arun Design Guide.

SUSTAINABILITY

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. Policy EMP DM2 of the emerging Local Plan requires a Travel Plan is submitted to demonstrate how the impacts of development can be mitigated and to bring about modal shift towards an increase in sustainable transport.

SUSTAINABLE CONSTRUCTION

Tackling climate change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climate change. Applicants should consider the provision of renewable energy in the form of high level insulation, rainwater harvesting, a general minimal energy use - including Carbon Dioxide reduction. The proposal should take account of part K of the Arun Design Guide.

Policy HD6 (Housing Layout and Design) of the ANP includes strong support for development that seeks to meet the highest standards of construction Code for Sustainable Homes and BREEAM standards.

NEIGHBOUR AMENITY

Policy D DM1(3) of the Local Plan sets out the aspects of form and design quality that any planning application for development would need to address. The policy requires development to have minimal impacts on users and occupiers of nearby property and land; for example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy D DM1 indicates that development will be permitted provided that, amongst other considerations, the proposal creates attractive places and spaces with the needs of people in mind.

The NPPF further indicates that good design should contribute positively to making places better for people. When more detailed designs are being developed, consideration should be given to the height of properties to ensure that overlooking and loss of light is not an issue where the site abuts the residential properties to the south of the site. In this case, subject to details of layout and design, it is considered that the proposed residential development on Land to the West of Tye Lane, Walberton would be acceptable on the residential amenities of neighbouring properties.

Without elevational details of the units it is not possible to determine whether the siting of the houses on the site would ensure that there would be no materially adverse overlooking or overbearing impacts on the existing houses on Saxon Close to the west or between units within the development itself.

The applicant is requested to submit a schedule of the internal space standards with the new planning application, to ensure that the houses comply with the Nationally Described Spaced Standard (NDSS) table (Table 1). and part J of the Arun Design Guide.

Although there are no adopted standards on rear gardens in the Local Plan, all of the rear gardens of the houses on the site need to measure at least 10 metres in length, to ensure adequate amenity space is provided. You are advised to check compliance with the criteria set out in Arun Design Guide part H.

BIN STORAGE

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each of the 76 units on Land South of Littlehampton Road, East of Worthing Road, Angmering should be provided with the equivalent of 240 litres of residual waste storage/bins.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres for 1,100 litre bins and 50 metres for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

AFFORDABLE HOUSING

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site in line with Policy AH SP2 of the Local Plan.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As of December 2020 there were 1022 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

As set out in the Supporting Statement, to meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 23 x affordable dwellings, which equates to 18 x rented and 5 x intermediate.

We would anticipate that at least 50% of the rented dwellings would be set at rents no higher than 65% of open market rent and that the remainder do not exceed Local Housing Allowance (LHA) levels, including service charge.

The proposed development should comply with Policy AH SP2 of the Local Plan in terms of clustering. Ideally, the affordable dwellings should be in small clusters, of no more than five dwellings, which are pepper potted throughout the development.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

SUSTAINABLE CONSTRUCTION

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting and a general minimal energy use, including Carbon Dioxide reduction.

PROTECTED TREES

Policy ENV DM4 of the Local Plan says "proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development." Policy D DM1(7) of the Local Plan says "all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals."

Planning policies seek to protect the environment and avoid damage to protected trees. BS 5837 : 2005 sets out standards for Trees in Relation to construction - Recommendations. The proposal is likely to be acceptable/unacceptable due to the impact on protected trees namely

The ADC Arboricultural Officer has made the following comments:

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources. Previous consideration from site (PAA/32/20) and familiarity with surrounding areas provides further insight to the proposal.

There are significant trees both on and off this site which could be adversely affected by the proposals. The applicants have employed ACD Environmental Ltd. to prepare an Arboricultural Impact Assessment and Method Statement, inclusive of Tree Protection Plan for this project. It is marked (not for submission) and uploaded as Arboricultural Impact Statement. The report is encouraging and informative although that level of detail (layout) will only be necessary in support of a full application. Unfortunately there is no supporting Tree Survey data, a requirement of BS5837:2012. Although not an essential requirement at Pre-application stage, it will be necessary for any latter-stage application. Until such time as that data is provided and we have had the opportunity to consider it from site, proper evaluation of the proposed tree removals and necessary extent of mitigation cannot be made.

I am concerned about any intentions to alter or expand the existing access from the NW corner of the site, where it travels through nominal root protection areas of mature roadside lime trees (which ought already to be the subject of a Tree Preservation Order). Furthermore, any increase in use directly resulting from this proposal may require the enhancement of existing vehicular sightlines with corresponding damage to/loss of those high value trees. Their already high landscape and amenity value increases when one visualises the proposed loss of trees at the site entrance. Clarification is required around highway proposals in this area.

Recommendations (should this application progress to a full application):

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same.
2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.
3. I recommend the making of a Tree Preservation Order.

Conclusion:

I welcome the opportunity to comment at this pre-application stage and anticipate the submission of the above survey reports in due course.

Following receipt of these comments a provisional tree preservation order has been made for 4 Lime

OPEN SPACE PROVISION

Policy OSR DM1 (2a) of the Local Plan says: "housing will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the district open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new off-site provision to address any future demand."

ADC Greenspace comments are awaited and will be forwarded when available. There was no objection to the principle of residential development of the site previously.

NOISE POLLUTION

Local Plan policies emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses. The proposal is likely to be acceptable in terms of noise provided the advice of environmental health is followed.

INFRASTRUCTURE PROVISION

The council will seek fair and reasonable contributions to be made by the landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development.

Policy INF SP1 of the Local Plan says: "the Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support development (including the necessary infrastructure set out in the Infrastructure Delivery Plan) to meet the needs of occupiers and users of the development and the existing community. Infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate. Off-site measures will require planning obligations or financial contributions, to secure the necessary provision. "

Policy HD9 (Phasing of Residential Development) of the ANP seeks to make sure that new housing proposals demonstrate that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

Policy CLW4 (Health Facilities) of the ANP seeks to ensure that new development makes adequate provision for the health needs of new occupiers either on or off site, the latter through a financial contribution.

This proposal would generate a requirement in the form of infrastructure provision for County education services, social services, fire service, allotments playing pitches and ancillary facilities, swimming pools and sport hall contributions and public open space provision. Details of the required County service provision can be found on the West Sussex County website. It is expected that all of these infrastructure requirements are to be delivered by CIL which is now in operation in the District. The site is located in CIL charging Zone 5.

In terms of on-site infrastructure, affordable housing delivery, management and maintenance of POS and SuDS would be subject to a sec 106 agreement.

It is noted that reference has also been made to potential works on the A259 during discussions with WSCC highways team. This would not be covered by relevant CIL payments, since it is a site specific requirement to be secured in addition to the CIL payment.

If permission were to be granted for this development, the Council would request that the applicant signs up to the Developer and Partner Charter and agrees to use local suppliers wherever possible as well as producing a Skills Plan.

BIODIVERSITY

National Planning Policy indicates that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area. An ecological report will need to be submitted setting out the biodiversity present, how biodiversity impacts can be avoided, appropriate mitigation measures and if necessary, compensation measures in the absence of mitigation and how biodiversity gains can be made. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration. Additional surveys are required and any mitigation suggested below should be considered and the agreed measures should be included within the planning application.

The Council's Ecological Advisor made the following comments:

The site is sufficient distant from International Designated Sites to have an impact on the integrity of those sites. Therefore the primary considerations regarding the site is the impacts on protected species and habitats. Therefore a full Phase 2 Habitat Survey/Ecological Assessment survey would be required for the site, to determine the likely impact on protected species and on habitats. Any follow up surveys, identified in the his Phase 2 Habitat Survey such as a reptile survey, should be undertaken and submitted with any subsequent planning application.

In addition, we would expect to see how the proposals intend to achieve Biodiversity Net Gain but demonstrate a suite of ecological enhancement measures on site.

LOSS OF AGRICULTURAL LAND

The site is identified as Grade 1 agricultural land which is classified as 'best and most versatile' land which is the most flexible, productive and efficient. The NPPF (paragraph 170) requires that the Council takes into account the economic and other benefits of this type of land. The Local Plan's Sustainability Appraisal recognised that most of the undeveloped coastal plain within the District is high grade agricultural land. The loss of BMV is one factor in the decision making process.

Policy SO DM1 of the Local Plan states that "Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term."

Policy SO DM1 requires the submission of an Appraisal of Agricultural Land Quality, a Soil Resources Plan and a Sustainability and Options Appraisal with the forthcoming detailed planning application for residential development on this site, which demonstrate that care would be taken to preserve the soil resource, such that it could be incorporated into a productive green environment following development

ARCHAEOLOGY

Archaeological remains are a fragile and finite resource. Permission will not be granted for development that would be harmful to archaeology on the site. As the site is over 0.5ha a Historic Environment Record Search needs to be undertaken and provided as part of the planning application submission and any identified heritage assets assessed in order to demonstrate that development would not be harmful to the archaeological interest of the site.

LANDSCAPE COMMENTS

Planning policies and Central Government advice emphasise that the conservation of the natural beauty of the landscape and the countryside should be given great weight in development control decisions.

Developments of 76 dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Offsite financial contributions would also be sought; playing pitches and ancillary facilities, swimming pools and sport hall contributions to be concluded.

ADC Greenspace officer comments: No Objection

This proposal for this site is for residential development of up to 76no dwellings. The information provided within the Landscape Masterplan dwg RED 23031 10 indicates a well-spaced site with good areas of POS surrounding areas of housing. The indicative location of the areas of POS would appear to allow for the formation of large village green areas and cater also for the existing trees and hedges along the northern boundary, where some worthy of retention trees and hedges are located. There would not appear to be any other canopy cover in general across this site. Of note in particular are the trees along the northern boundary particularly those in the north eastern corner where a potential access point separate from that shown from the roundabout is indicated. Any trees in this location which are worthy of retention must be considered, protected and retained. Trees along this road frontage will provide valuable screening along with aesthetic importance, have the potential to become veteran trees and are contributing to wildlife habitat in this location.

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.

Due to the presence of trees on this northern boundary consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. The Landscape Masterplan shows where these are proposed, but also includes SuDS features within these areas. Our SPD January 2020 would require 6,270m² as a minimum of well connected, usable, quality POS provision within this development.

This development will trigger the requirement for play in the form of onsite LAPs and LEAP provision, which would need to be suitable for location in material choice and play experience offer. Both LAP and LEAP have been indicated and appear to be well located within the development which is good to see. No off-site allotment contribution would be triggered from this development.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. Buffer areas will be particularly important in this setting because of the A259 and railway location and proximity to these dwellings. Planting within the boundaries will be needed with a varied species composition and create buffer zones which will assist in providing screening to these properties.

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations' SuDS feature are presently shown within the POS areas.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the Impact this may have on existing trees and hedges on any boundaries. Consideration would also need to be made re access assumed to be from the A259/roundabout junction.

Mitigation/requirements

Existing green vegetation is evident along the boundaries of this site and further enhancement and improvement would be required. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme would be sought. A detailed landscape scheme which would incorporate a good selection of native tree species in conjunction with suitable ornamentals would be required.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of play and public open space areas.

In terms of contributions in conclusion, play provision will be required on site as shown and as this will be a CIL liable site then no offsite contribution for play. Sports and Leisure contributions through CIL also.

There is no trigger for allotment provision.

DRAINAGE ENGINEERS COMMENTS

The NPPF requires development not to give rise to an unacceptable risk of flooding detrimental to human health or property. There will be a requirement for the submission of a Flood Risk Assessment (FRA) and Sequential test documentation. The relevant requirements for these are dependent upon the designated flood zone that the site is located within and the Technical Guidance to the NPPF provides more details on these issues.

Policy W DM3 of the Local Plan says: "to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SuDS) , appropriate to the size of development, at an early stage of the design process."

The Council's Drainage Engineers have made the following comments:

The comments below are based upon a site walkover with the developer and the proposed drainage strategy/technical note provided.

The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken. We understand that this has been actioned and results are awaited. Infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

If on-site infiltration cannot provide a total solution (which is probably going to be the case), then drainage via both infiltration and a restricted discharge to the western boundary watercourse will be acceptable in principle. Any discharge should be restricted to QBAR greenfield run-off rates or less. It is clear from the site walkover that there are maintenance issues with this watercourse, both on the site and downstream. Numerous blockages/restrictions and heavy siltation in places were noted. Therefore, works will be required on and off site to facilitate a connection to this watercourse. This will involve the participation of third party landowner/s, including Network Rail.

It is good to see that the developer has considered open suds features, and is giving initial consideration to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. Open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as "plastic crate systems". Please note that 'online' attenuation should be considered as opposed to 'offline' and the drainage strategy revised accordingly.

It should also be noted that attenuation features should not be counted within useable public open space provision.

Adequate treatment of surface water must be ensured prior to discharge, hence, permeable paving will be encouraged wherever possible.

Any landscaping scheme must consider drainage infrastructure and visa-versa, in order to avoid conflicts further down the line.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available from the same link, and this should be submitted with a Discharge of Conditions Application.

As mentioned in the technical note, a watercourse exists on the western boundary. This has been partly culverted (piped), assumed without approval. This will need to be surveyed to determine its construction/condition so that further discussions can be had in terms of its retention, etc. The preference would be to reinstate this as an open ditch. The layout of the development also needs to consider future maintenance of the watercourse, ensuring that an access strip is achieved over it/alongside. No structures, including fences, are located within 3 metres of the top of the bank of the ditch/side of the pipe.

ENVIRONMENTAL HEALTH COMMENTS

The Council's Environmental Health Officers have made the following comments:

Contaminated Land

Standard contaminated land condition should be attached to any permission granted to include phase 1 and 2 assessments, remediation strategy if necessary and verification process.

Noise

The proposed foul drainage pump could be a potential noise source, this should be assessed and mitigating factors included if required.

Railway noise

I note the proposed development site is bounded by the railway to the south. An assessment for railway noise will therefore be required with recommendations for ventilation and glazing requirements to achieve target internal noise levels - found in BS8233:2014.

Road traffic noise

The proposed development site is bounded to the north by the A259, and to the North West by Worthing road / B2140. An assessment for road traffic noise will therefore be required with recommendations for ventilation and glazing requirements to achieve target internal noise levels - found in BS8233:2014.

Noise from commercial units

I note that there are commercial units close to the Eastern boundary of the proposed development site. Recommend that an assessment for noise impacts from commercial units be undertaken, the assessment to include recommendations for noise mitigation if required.

Construction

The application will require a standard Construction Method Statement condition to consider impacts from dust and noise from construction activities on the local community.

Air Quality

The application should allow for the provision of electric vehicle charging points to service dwellings.

Air Quality - Cumulative impacts - The applicant should consider whether other developments in the area are being developed simultaneously, and if so consideration should be made for the cumulative impacts of concurrent developments.

SUGGESTED EXTERNAL CONSULTTEES:

Ecology Advisor

environmentalstrategy@chichester.gov.uk

CONCLUSION

Based on the above comments I conclude that were an application for planning permission to be submitted for residential development on the Land South of Littlehampton Road, Angmering in principle it would likely to be recommended for approval given that there are compelling reasons to do so that outweigh the policy objection of development in a countryside location including a settlement gap.

However the suggested layout requires amendment to increase the amount of open space in the area of the pylon and the extent of buffering to the eastern and western boundaries and therefore, as currently proposed, an application would be recommended for refusal.

FOLLOW UP MEETING

Your pre application advice fee included a meeting, whilst a preliminary meeting has already been held, please contact me to clarify any of the points raised in this response further.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.

Ownership Certificate and Agricultural Land Declaration

Design and Access Statement

Correct Fee

Location Plan (1:1250)

Site / Block Plan (1:500)

Elevations (Existing and Proposed)

Floor Plans (Existing and Proposed)

Roof Plans

Please note that the Council has a Local Validation Requirements List for each type of application and you should refer to it before submitting your application. Failure to provide the required documentation will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Agreement
Affordable Housing Statement
Biodiversity Survey and Report - Phase 2 Habitat Survey/Ecological Assessment survey
Land Contamination Assessment
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Lighting Assessment
Noise Statement
Bin Storage and Collection Provision
Parking Plan
Street Scene
Transport Assessment/ Travel Plan
Transport Statement
Tree Survey and Arboricultural Report
Historic Environment Record Search
Appraisal of Agricultural Land Quality,
Soil Resources Plan and a Sustainability and Options Appraisal

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully



Neil Crowther
Group Head of Planning