

Recommendation Report for Planning Permission

REF NO:	A/168/21/PL
LOCATION:	Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN
PROPOSAL:	Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for residential development on land South of Littlehampton Road, comprising 76 no. two-storey detached, semi-detached and terraced properties together with associated access, parking, open space and landscaping. 30% affordable housing provision is proposed. Vehicular access is via an existing access and a new access onto the A259.
SITE AREA	3.22 ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	24 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	Some mature hedging adjacent to the A259 will be removed to facilitate the new access slip road and acceleration lane to the east of the site Protected TPO'd trees on the site frontage with A259 are unaffected.
BOUNDARY TREATMENT	The sites boundaries comprise 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.
SITE CHARACTERISTICS	The site is an arable field, which has been cropped recently and is relatively flat and open. At the roundabout at the junction of Old Worthing Road with the A259 Littlehampton Road at the north-western corner of the site is an existing access to the site. This is a single access track which also serves the industrial units to the east.
CHARACTER OF LOCALITY	Predominantly rural. The site is part of a working farm with agricultural uses surrounding the site to the south, east, and on the opposite side of the A259 to the north. There are residential properties to the west which are clearly delineated

from the rural character of the application site by a clear boundary.

The main views of the site are from the A259 from passing road users and from the Public Right of Way which lies approximately 150m to the east of the site, and from Highdown Hill to the north east of the site.

RELEVANT SITE HISTORY

A/169/21/PL	Construction of a new access to serve existing agricultural use and proposed residential development. This site is in CIL Zone 5 and is Zero rated as other development. This application is a Departure from the Development Plan.	Refused 22-10-21
-------------	---	---------------------

A/169/21/PL was refused for the following reasons:

- 1) The application proposals are located outside of the defined built up areas and represent inappropriate and unnecessary encroachment into the countryside. The site is located in a rural location surrounded by open countryside within a defined settlement gap. The additional access and increase in hard surfaced road area and associated loss of trees would result in a prominent and visually obtrusive form of development which would adversely affect the visual amenities of the locality and rural character of the area contrary to policies C SP1, SD SP2, SD SP3, D SP1 and D DM1 of the Arun Local Plan and the National Planning Policy Framework.
- 2) Much of the site comprises Grade 2 Agricultural Land and it has not been satisfactorily demonstrated that there is an agricultural need for the proposed development or an alternative need which outweighs the need to protect the soil resource in the future. The proposal therefore conflicts with policy SO DM1 of Arun Local Plan and para 174 of the National Planning Policy Framework.
- 3) The proposal does not contain sufficient information to demonstrate that the access would not have an adverse effect on highway safety. The proposal therefore conflicts with policy TSP1 of Arun Local Plan and the National Planning Policy Framework.

REPRESENTATIONS

The following is a summary of the representations received. Full comments are available to view on the Council website.

Angmering Parish Council - Objection.

- The Gap at this point is only 712 metres wide. The application site would reduce this by about 200 metres or 28%.
- The breaching of Policy SD SP3 is likely to set a precedent which would result in further incursions elsewhere in the Gap and/or to the immediate east of the current site. The proposed layout of the development clearly facilitates future development in the remainder of the field to the east.
- The proposed eastern boundary of the site is poorly designed with back gardens adjacent to this boundary and little room left for the proposed native hedgerow.
- Views of the development from the east are likely to be prominent and detrimental to the character of the countryside, as well as adding to the intra-visibility between the new edges of the remaining Gap.
- The proposed house types are standard and have little relationship with the character of Angmering or East Preston. No reference is made to the Angmering Character Assessment or the East Preston Neighbourhood Plan Character Areas 3 and 5 adjacent to the site. The predominantly detached houses

result in a homogenous but broken street scene which could be any Redrow development anywhere in the country.

- No information provided about sustainability credentials of these new homes.
- The site is outside of the Built Up Area boundaries of Angmering and East Preston and therefore its development for dwellings would be contrary to Arun Local Plan policy SD SP2 and Angmering Neighbourhood Plan policy HD3.
- The adverse impacts of this development would significantly and demonstrably outweigh any benefits.
- The proposed design is contrary to Angmering Neighbourhood Plan policy HD6.
- The proposed retention of an access point directly onto the roundabout is likely to result in highway safety issues given the volume of vehicles using this roundabout.

East Preston Parish Council - Objection.

- The proposal is contrary to policies in sections 3, 4, 6, 7 and 12 of the Arun Local Plan.
- Concern regarding the impact the proposal will have on traffic management in the local area.
- Concern regarding the extra burden of drainage and infrastructure.
- Previous reasons for refusal of development A/130/12 are relevant to this proposal.
- The proposal fails to reduce the need to travel by car and to protect and enhance Arun's outstanding landscape.
- The proposal is cut off from most of Angmering by the A259.
- Would set a precedent for development in the Gap.

Kingston Parish Council - Objection.

- It is an infringement of the Gap Between Settlements (East Preston to Ferring) which would compromise the integrity of the Gap. The loss of the Gap would threaten the separation and setting of the settlements of Kingston, East Preston, Ferring and Angmering and the overall character of the area.
- The site is within an area designated as countryside and outside the Built-up area Boundary and in an open and rural location within the East Preston and Ferring Settlement Gap in conflict with Development Plan policy.
- The proposed development is on prime agricultural land in conflict with Development Plan policy.
- Severe Impact on the Traffic Network. The A259 and local roads already don't cope as it is and are often gridlocked. The proposed access onto A259 presents a further hazard for this busy and fast road. The proposed retention of an agricultural access on to the roundabout needs to be carefully controlled to prevent use by non-agricultural vehicles.
- Flaws in the site layout identified by Ferring Parish Council including the lack of sufficient green space, the lack of safe play facilities and the poor internal road layout are supported.

Ferring Parish Council - Objection.

- The proposed development abuts the boundary with Ferring and would compromise the integrity of the Ferring to Angmering/East Preston Gap Between Settlements, contrary to Arun's Local Plan (Policy SD SP3).
- The proposed scheme is outside the Built-Up Area Boundary and therefore conflicts with Policy C SP1 which states that 'development will not be permitted unless in accordance with policies in the plan which refer to a specific use or type of development', none of which apply to this proposal.
- Access onto the busy A259 immediately adjacent to the Angmering by-pass roundabout will add to existing congestion and was not factored into the urgently needed upgrade plans for the highway network. With congestion regularly extending past the proposed new site access, it is likely that the farm track from the roundabout will be seen as an alternative vehicle access and egress option creating a highway safety issue.
- The scheme does not provide for a safe, segregated pedestrian and cycle path into the estate.
- Greenspace below overhead power lines should not be included in the open space calculation, due to the potential health risks as such open spaces within the calculation are intended for recreational use.

- The Local Equipped Area for Play (LEAP) provision is made to utilise a piece of ground that would be unsuitable for other development. This is intended to be designed for the unsupervised play of age ranges 4-12. In order to gain
- The site is identified as high grade agricultural land. The NPPF (paragraph 170) requires the economic and other types of benefit of this land to be taken into account. The proposal would be contrary to those aims and requirements. This scheme would produce a net economic and environmental loss.
- The Gap between Settlements is vital for the dissipation of water run-off from Highdown Hill.
- The development would add to the further loss of wildlife habitat.

158 Objections (including conservation group and residents association).

- Housing will ultimately cause congestion as owners want to access their business, schools, etc, none of which are in walking distance.
- This land is a valuable part of the green 'gaps' along the coast and must not be allowed to be built on.
- The development would consume prime agricultural land and deprive the area of valuable open green space which is increasingly threatened throughout the area.
- Insufficient capacity at local GP surgery and other key services.
- The numerous objections to this application - including from all local Parish Councils - are testament to the unsuitability of the site for housing.
- No local need for housing as there have been major housing developments in the local area over the past 15 years. House prices have risen and local people can't afford to buy.
- Arun's housing and economic land availability assessment (HELAA) states that this site is not available for development but just around the time of the pre-application the Council then published its Interim Housing Statement setting out its strategy to set aside the Local Plan. This specifically states "Until the ALP update is adopted, the Council must continue to assess planning applications against the statutory development plan as the starting point."
- The reasons for refusal of planning application A/130/12 are relevant to this application. Highway comments at the time have not changed.
- It is unlikely that local schools are within walking distance, as school children living north of the railway line already generally get driven to the primary school. Some of the proposed houses are considerably further away from the school and there is a need to cross an electrified railway line, causing even more danger to children and the wider East Preston community.
- Residents of the dwellings will use cars for shopping and everything they need to do in their daily lives.
- The pre-application advice should be put to one side and the application judged in the light of the Council's policies on the environment, climate change and the adverse impact on local residents.

COMMENTS ON REPRESENTATIONS RECEIVED:

The comments will be addressed in the conclusions section of the report.

Kingston Neighbourhood Plan policies are not relevant to determination of this application which lies within the Parish of Angmering.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

The following is a summary of the consultee comments.

Greenspace Officer - No Objection.

The indicative location of the areas of Public Open Space (POS) allows for the formation of a village green area and caters for the existing trees and hedges along the northern boundary.

There is 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 drainage features within these areas. ADC Supplementary Guidance requires 6,270m² as a minimum of well connected, usable, quality POS provision.

The soft landscape proposals have proposed a good scheme for both plots and POS areas, with a suitable mix of trees and shrubs. The Community Orchard is a positive addition to the POS area and one which will add value to the POS areas as the site matures.

This development will trigger the requirement for play in the form of onsite LAPs and LEAP provision, which needs 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. Further detail re Play would need to be submitted for approval. The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Network Rail - No Objection.

Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team.

Drainage Engineer - Objection.

The applicant needs to submit details of an infiltrating scheme. I.e. one which utilises permeable paving throughout, e.g. all driveways and roads. We do not require freeboard between peak recorded groundwater level and the base of infiltrating structures, just that the base of structures is above peak groundwater level.

If infiltrating areas are kept local to source then impermeable areas which these areas serve can be kept low, along with the required factor of safety. Furthermore, driveways etc. can receive and infiltrate water which directly falls upon them without having to be 5m away from buildings. The applicant must look at drainage as a priority, rather than trying to fit drainage in around the layout and other constraints.

We require substantive calculations to evidence whether infiltration can be used more.

Environmental Health - No Objection subject to imposition of appropriate conditions.

Archaeology Adviser - No Objection.

Agree with the conclusions of the Archaeological Desk-Based Assessment with regard to the archaeological potential of this site. In the circumstances it would be appropriate to require that it should be evaluated ahead of development in order to enable suitable measures to mitigate the effects of the development on any important remains thus identified. This process would be best secured by condition.

Sussex Police - No Objection.

The development in the main has outward facing dwellings with back to back gardens which has created a good active frontage with the streets and the public areas being overlooked.

Highways England- No Objection.

An appropriate proportional contribution towards mitigations is required. In view of its close proximity to the Angmering South and East strategic development site, a proportional contribution in line with this site is deemed appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Angmering South and East development is due to contribute £146,000.00 for the 250 homes, equating to £584.00 per house.

Therefore, provided Arun District Council collects an absolute minimum contribution of £44,384.00 (76 x £584.00) from this particular site towards further mitigation of the A27 junctions in Arun.

County Highways - Objection.

Following further information required:

- A Design Audit identifying all design standards used and any departures.
- A further assessment regarding the retention of the arm onto the A259 Roundstone by-pass roundabout

- Validation of the 2015 traffic surveys.
- The plan referred to within the Travel Assessment showing the extent of the cycle way widening
- Amend the travel plan.

Public Rights of Way - No Objection.

No significant impact on the local Public Right of Way network from this development alone is anticipated.

Natural England - No Objection.

Ecology Officer - No Objection.

The Ecological Enhancement produced as a result of the Ecological Impact Assessment is acceptable and the mitigation and enhancements within it should be conditioned should planning permission be granted, including:

- A Bat Sensitive Lighting Scheme;
- Enhancement planting including native scrub, orchard and species rich grassland (Appendix 3);
- The retention of as much as possible of the vegetation along the northern boundary of the site;
- Provision for bats, birds, reptiles and hedgehogs.

Lead Flood Authority - No Objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
 Outside Built Up Area Boundary
 Within Settlement Gap
 Adjacent TPO
 Classified Road

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2	AH SP2 Affordable Housing
SDSP2	SD SP2 Built-up Area Boundary
LANDM1	LAN DM1 Protection of landscape character
SDSP3	SD SP3 Gaps Between Settlements
CSP1	C SP1 Countryside
DDM2	D DM2 Internal space standards
TSP1	T SP1 Transport and Development
DDM1	D DM1 Aspects of form and design quality
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM3	ENV DM3 Biodiversity Opportunity Areas
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity

WDM2	W DM2 Flood Risk
HSP1	HSP1 Housing allocation the housing requirement
QEDM1	QE DM1 Noise Pollution
ENVSP1	ENV SP1 Natural Environment
HERSP1	HER SP1 The Historic Environment
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WDM1	W DM1 Water supply and quality
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

[Angmering Neighbourhood Plan 2014 POLICY EH3](#) Flood Prevention

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY HD9 Phasing of Residential Development

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

Angmering Neighbourhood Plan 2014 POLICY TM2 Cycling Walking & Equestrian

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG National Design Guide

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11 Arun Parking Standards 2020

SPD12 Open Space, Playing Pitches & Indoor & Built Sports Facilities

SPD13 Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

There relevant policies in Arun Local Plan and Angmering Neighbourhood Plan have been considered.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

The proposal is considered to conflict with relevant Development Plan policies in that it would have an adverse effect on the visual amenities of the locality and would have an adverse impact upon the established character of the surrounding area and the Settlement Gap and would result in the loss of good quality farmland.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations sufficient to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The application site lies outside the the Built-Up Area Boundary (BUAB) shown on the Policies Map of the Local Plan and described in Policy HD1 of the Angmering Neighbourhood Plan (within which development should be focused). The site is defined as being located in the countryside under the provisions of Policy C SP1 of the adopted Arun Local Plan, where development will only be permitted for a defined list of countryside uses to prevent encroachment into open countryside. The site is also within an area designated as a Gap Between Settlements (East Preston to Ferring).

The provisions of Policy SD SP2 and Policy C SP1 therefore preclude residential development on the application site and the principle of development on the site is contrary to the development plan. The most relevant development policy in the Local Plan (C SP1) has reduced weight as Arun cannot demonstrate an adequate supply of housing land.

Paragraphs 10 and 11 of the NPPF confirm the presumption in favour of sustainable development. For decision taking this means where relevant development plan policies are out-of-date, planning permission should be granted unless 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 any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. Footnote 7 of the NPPF confirms that, for housing applications, this includes situations where local planning authorities cannot demonstrate a five year supply of deliverable housing sites. As Arun cannot demonstrate a 5 year supply (current published figure of 3.3 yrs) para. 11d of the NPPF is engaged.

When paragraph 11d is engaged 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, (a) doesn't apply as the Neighbourhood Plan is more than 2 years old and the provisions of paragraph 14 cannot be considered.

The Council acknowledges that the current Housing Land Supply position is marginal and that a new supply position will be published in January 2022. It has also considered whether, should the presumption in favour apply and paragraph 14 not apply, the proposals result in significant and demonstrable harm sufficient to outweigh the benefits. For the reasons set out below, it is considered that there are such significant and demonstrable impacts.

SUSTAINABLE DEVELOPMENT

The site is approximately 1.25 miles from the centre of Angmering and 1 mile from the centre of East Preston, but it does have access to cycleways and footpaths and a bus service adjacent to the site. ASDA foodstore to the east is within walking distance as are a pub and local parade of shops/restaurants next to Roundstone railway crossing. The site represents a sustainable location and is accessible to the local centre, transport infrastructure and is within walking and cycling distance of a range of local shops and public transport connections.

The site benefits from links with local footpaths and bridleways, as well as a local cycle route that runs along the application site boundary with the A259.

Social gains would result from the provision of affordable housing; the proposed mix of house types; and the increased use of local services and facilities.

However, the proposal is harmful in terms of its visual impact. Environmental gains will not be provided because the site is in the open countryside with far ranging views across open countryside to the site. It is visually separate from the nearest villages and represents an isolated and obtrusive form of development in open countryside which is not well related to the existing pattern of development (albeit that the site can be accessed to by sustainable modes of transport). The development would change the character of the open countryside irrevocably and the new development would be urban in character (as expanded on below). The development will result in the loss of some trees and hedgerows.

SETTLEMENT GAP POLICY AND LANDSCAPE PROTECTION

Policy SD SP3 of the Arun Local Plan sets out the criteria for assessing development within the Gaps and states that such proposals will only be permitted if they maintain the character of the undeveloped coastline. The policy states that the generally open and undeveloped nature of the Gaps between settlements, will be protected to prevent coalescence and retain their separate identity. This proposal is located in part of a very narrow undeveloped gap between East Preston and Ferring which forms an important break in built form and visual separation between the 2 villages. It would detrimentally visually expand built form into an open area. The proposal would occupy approximately half of the width of this remaining narrow countryside corridor. Physically the gap across the site would be diminished, reducing what is already a slightly narrowed section of the gap from roughly 700m to about 500m. This would be all the more evident because the site forms a prominent position beside the A259 and is seen as a wholly open area between the 2 settlements. The edge of the Gap is currently defined as a roughly straight line split by the roundabout and roads to the west which forms a buffer to the urban development beyond. It provides a clear distinction to the land to the west. To the north of the site arable fields retain the countryside setting and to the east the dwellings are sporadic former farm workers cottages. To the south west there are a few detached dwellings which result in a slight bend in the boundary line of the Gap at Saxon Close but they are not prominent in relation to the flat open field comprising the application site.

The proposal would not be readily assimilated into the landscape and would not respect the pattern of development in the locality where residential development is located within close proximity of the road frontages and generally has a linear form which does not encroach into the open countryside beyond. This proposal would provide an expansive form of development which would harmfully detract from the rural character. The amelioration offered in the form of tree planting and landscaping would not adequately screen or enhance the appearance of the development. The proposal would cause a permanent loss to the key feature of the landscape which is its open undeveloped form and would disrupt established views across the area. The elevations to the Gap comprise a relatively solid block of development which would contrast starkly with the open fields beyond and form an abrupt transition.

Although the scheme would be adjacent to some existing development to the south east, it would not be particularly well integrated with this development and the village of East Preston beyond which is the opposite side of the railway line. The development would form an unrelated outlier to the existing pattern of suburban development. Its separation is accentuated by the intervening landscaped buffer zones and its evident isolation from any development on the eastern and southern side.

This proposal would result in the loss of trees along the site boundary for a length of approx. 30m and would result in an urbanising form of development in a rural area which would be prominent and readily visible and would undermine the visual separation of settlements contrary to policy SD SP3. Para 174(c) of the NPPF refers to a need for decisions to contribute and enhance the natural environment by maintaining the character of the undeveloped coastline. The proposed development would be contrary to this advice.

The proposal would be clearly visible from adjoining roads and footpaths when viewed from the north by virtue of its height and site coverage. The closest existing dwellings to the south are single storey and would not therefore adequately screen the proposed 2 storey buildings. Therefore it is considered that the proposed development would have a significant and unacceptable impact upon the character of the locality by virtue of its scale and height contrary to policies D SP1, D DM1 and SD SP3 of the Arun Local Plan.

Further, the proposal would be clearly visible from Highdown Hill and the National Park and the proposal does not have regard to the conservation of that setting, including views into and out of the park in conflict with policy LAN DM1 of Arun Local Plan. The proposal does not reinforce or repair the character of the area.

DESIGN AND IMPACT ON VISUAL AMENITY

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.

Policy D DM1 of the Arun Local Plan requires the Council seek to make the best possible use of land by reflecting or improving on the character of the site and the surrounding area. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. New housing should make efficient use of land while providing a mix of dwelling types and maintaining character & local distinctiveness. Higher densities will be more appropriate in the most accessible locations. The policy requires the scale of development keep within the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character.

Policy HD5 of the Angmering Neighbourhood Plan states that development proposals should pay attention to integration with both the character of nearby development as well as its landscape setting

and must not adversely impact upon the landscape setting or views into or out of the National Park.

The National Design Guide (NDG) and Arun Design Guide (ADG) are material considerations in the determination of this application. They promote good design through layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing. The Arun Design Guide has recently been adopted and part J provides guidance on Building Design. The applicant has provided a supplemental Design Statement which concludes the scheme will blend harmoniously in the surrounding area providing high quality, well designed dwellings and spaces for the future residents. However ADG requires developments to respond to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases and suggests that a decrease in scale should be used to ensure an appropriate urban to rural transition. As discussed above this proposal fails to satisfactorily address the transition into the rural area beyond. Providing regimented and compact development adjacent to the existing rural fields outside the development boundary to the east.

Policy HD7 of Angmering Neighbourhood Plan requires new residential developments to have the same density as existing development unless clear justification is provided for higher density. The Arun Design Guide suggests a density of 15-25 for detached/semi-detached houses in village locations and 10-20 dwellings/ha for suburban centres and states density should decrease with distance from the centre of a settlement, to ensure development relates sensitively to its setting and addresses edges of the site in a positive way. The site density of 24 per ha exceeds the range for suburban, but meets the middle value for villages. Given that this site would be on the edge of the village centre where density should be decreasing it would be expected that a density of at the lower end of the village density scale would be appropriate. The amount of development on the eastern side of the site is also not sufficiently spaced and appears as a solid visual barrier to the remaining settlement gap and fails to integrate successfully to the rural area beyond. The layout has a regimented form and has a poor relationship with the railway line to the south with properties being located very close to the railway with little opportunity for appropriate and necessary screening. The layout meets all other policy requirements with the exception of the play area adjacent to the A259 which is likely to be noisy and polluted and would benefit from being positioned further within the site.

The introduction of a housing estate into the open countryside at this location would be unacceptably out of character with the villages of Angmering and East Preston and would be inappropriate in its location. The location of a modern housing within a Settlement Gap would have an unacceptable effect on the character of the area as a whole.

The architectural treatment of the dwellings comprising a traditional arts and crafts design is of reasonable quality, but it fails to incorporate feature quoins and flint and several of the dwellings have high pitched roofs which increases their visual prominence in the locality. The development would take place in a rural area and the incorporation of rural design elements such as the use of flint would ensure a better integration of the site with its surroundings. Policy HD5 of Angmering Neighbourhood Plan requires new development to be of high quality design and reflect local distinctiveness and encourages incorporation of Sussex half hipped roofs with feature quoins. Even if the design of some of the units could be amended to better reflect the rural setting this cannot mitigate the significant impacts the proposals will have on the rural character of the area and settlement gap. The proposals are considered to result in significant harm to the special character of the area contrary to policies D SP1 and D DM1.

The proposed access to the site has been considered separately under planning application A/169/21/PL and forms a key part of this development for 76 dwellings. It has been refused on the basis that the proposal comprised a prominent and large area of surfacing and engineering works. The access is visually obtrusive in this rural setting. It significantly erodes established verdant site boundaries and the character of the area in conflict with policy D DM1 of the Arun Local Plan which seeks to ensure development reflects the character of the site and surrounding area. The provision of a wide access and

road is not in keeping with the rural character in conflict with para 174 of the NPPF which requires decisions to contribute to and enhance the natural environment by protecting and enhancing valued landscapes and soils and recognising the intrinsic character and beauty of the countryside. The wide access and increase in hard standing area associated with the access road would not retain this character and would result in visually harmful and obtrusive development.

RESIDENTIAL AMENITY

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

The proposals are in general conformity with these requirements.

A Noise Assessment is submitted with the proposal. To assist with noise attenuation a 3.2 metre acoustic fence is proposed along the entire 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. Subject to appropriate conditions and landscaping details the residential amenities of proposed occupiers would be adequately protected in terms of noise in accordance with policies D DM1 and QE SP1 of Arun Local Plan.

INTERNAL & EXTERNAL SPACE STANDARDS:

As per ALP policy D DM2, it is necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the buildings will be suitable for residential use.

The Arun Design Guide sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth;
- Private Front Garden: min. 2m depth.

The proposals are in general conformity with these requirements.

HOUSING MIX:

ALP policy H DM1 requires all housing development should provide a mix of dwelling types/sizes to address the nature of local housing needs and market demand. The policy does not prescribe a specific housing mix that must be met by individual applications, with the policy stating each must be considered on its own merits and on a site by site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA).

Policy HD3 of the Angmering Neighbourhood Plan seeks a range of house sizes. More smaller and fewer larger are encouraged.

The 2012 SHMA was the subject of an update by GL Hearn in 2016 ("Updated Housing Needs Evidence", September 2016) in which paragraph 6.3 stated the evidence highlighted a direction towards the provision of 2 and 3 bed units for market units and smaller affordable units. The 2016 update acknowledges at paragraph 6.10 that affordable (rented) need being more heavily skewed towards smaller dwellings and market housing predominantly homes with three or more bedrooms. Table 29 identifies a suggested broad mix of market housing by size for the District.

The proposed development comprises the following market housing mix:

- 8 x 2-bed dwellings (15%);
- 10 x 3-bed dwellings (19%);
- 35 x 4-bed dwellings (66%);

The proposals have a higher proportion of larger properties and do not meet these requirements in conflict with policies H DM1 of the ALP and HD3 of the ANP.

AFFORDABLE HOUSING

Developments over 11 residential units require a minimum provision of 30% affordable housing on site as per ALP policy AH SP2. The policy states affordable housing should be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes.

A total of 23 dwellings are provided as affordable. These comprise 8 x 1 bed, 8, 2 bed and 7 x 3 bed dwellings. The proposed mix does reflect the indicative mix in AH SP2 with the exception of 4-5 bedroom dwellings where none are proposed.

The proposals accord with the required quantum and mix of affordable housing.

HOMES FOR OLDER PEOPLE AND PEOPLE WITH DISABILITIES

Arun DC agreed internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020). This is not adopted policy or a supplementary planning document but is considered to have some weight as a material planning consideration. It is supported by references in ALP policies D DM1 & D DM2. This requires at least 35 of the homes (50%) are designed to the M4(2) standard, and that 4 are designed to meet M4(3) i.e. be wheelchair accessible.

This level of provision could be secured by an appropriately worded condition.

TRAFFIC, ROAD SAFETY & PARKING

ALP policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. It states schemes must explain how development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter.

T SP1 of the Arun Local Plan states proposals must incorporate appropriate levels of parking taking into consideration the impact of development on on-street parking. Policy T DM1 of Arun Local Plan requires new development be located in easy access of established non-car transport modes/routes, contribute to the improvement of such routes & facilities and contribute towards provision of a joined-up cycle network and Public Rights of Way network.

Paragraph 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Pedestrian and cycle access will be provided and this will link directly to the pedestrian cycle path along 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.

Parking provision is in accordance with the Arun Parking Standards SPD, providing 201 parking spaces, 12 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. However, the development does not comply with the Manual for Streets (MfS) requirement of 5% of the total parking provision to be designated for people with disabilities (the ADC Parking Standards SPD refers to MfS in this regard).

The application is supported by a detailed Transport Statement which responds to the proposed point of access. The site is currently accessed via a field gate onto the B2140 Old Worthing Road roundabout junction with the A259 Littlehampton Road. This access links within the site to the existing left in / left out access from the A259 Littlehampton Road serving the Artists In Stone commercial premises. The proposal comprises a new junction on to the A259 with a left in / left out junction arrangement and retention of an existing point of access from the roundabout, but this will comprise access only and will be controlled by appropriate surfacing and signage.

The Transport Statement considers the proposed trip generation associated with a 76 dwelling scheme and the existing junctions and whether that proposed will continue to operate within capacity as a result of the proposed development.

In terms of pedestrian and cycle access, this is proposed adjacent to the 'entry only' access to connect into existing pedestrian/cycle provision adjacent to the A259/B2140 roundabout. A scheme of improvements to widen the pedestrian/cycle provision on the southern side of the A259 is also proposed for delivery as part of the site access arrangements

County Highways have objected to the scheme originally submitted on the basis of insufficient information. Although additional details have been submitted and forwarded to County Highways for comment the application is being determined on the basis of the information originally submitted which did not contain a Road Safety Audit or confirmation that the existing access onto the westbound A259 would be permanently closed as part of the current proposal. It is concluded that the proposed development does not comply with the requirements of the NPPF para 112 and T SP1 of Arun Local Plan insofar that it has not been satisfactorily demonstrated that safe and suitable access can be achieved for all users.

BIODIVERSITY AND LOSS OF TREES

Policy ENV SP1 of the Arun Local Plan confirms that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.

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.

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. A 5m buffer will be kept between the development and the hedgerows and Tree Root Protection Zones have been established and will be protected.

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.

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.

The Council's Ecologist assessed the proposal and concluded the Ecological Enhancement produced as a result of the Ecological Impact Assessment is acceptable and the mitigation and enhancements within it should be conditioned should planning permission be granted, these include:

- A Bat Sensitive Lighting Scheme;
- Enhancement planting including native scrub, orchard and species rich grassland (Appendix 3);
- The retention of as much as possible of the vegetation along the northern boundary of the site;
- Provision for bats, birds, reptiles and hedgehogs.

Policy ENV DM4 of the Arun Local Plan requires development to 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 access. Whilst the trees are not of a high quality and 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 their removal would cause harm by increasing the visual prominence of the development.

ALP policy D DM1 states development is expected to incorporate existing and new tree planting as an integral part of proposals. Policy LAN DM1 requires development respects the characteristics & natural features of the relevant landscape character areas and aim to reinforce or repair the character of those areas. Policy D SP1 requires development proposals reflect the characteristics of the site and local area in their landscaping.

It is noted that the POS areas shown are perimeter buffer areas and would largely serve to contain and protect the existing trees associated with the site. Further greening within the centre of the proposed development and to the pond area would need to be detailed and approved. The layout shows that those trees on the western edge are to be incorporated into an area of open space, landscape buffer zone that should perpetuate the existing wildlife corridor within and beyond the site.

An existing green boundary is evident to the perimeter of the proposals, this would require further boundary planting treatment to enhance and improve. Apart from the site boundaries, the site is largely devoid of trees.

The mitigation indicated can be conditioned and in this respect the proposal accords with policy ENV DM4 of Arun Local.

LOSS OF AGRICUTURAL LAND

The application is supported by a land quality assessment which considers characteristics of the land and its agricultural quality. The assessment determines the site to be primarily Grade 2 defined as very good quality agricultural land. The loss of usable farm land to facilitate development would be contrary to policy SO DM1 of Arun Local Plan which states any form of development not associated with agriculture will not be permitted unless the development outweighs the need to protect the land in the long term.

Given the above It is not considered that the justification for the development on this particular site is sufficient to outweigh the loss of this high quality agricultural land. There are other sites in the District that would not be on such high grade agricultural land and are not so sensitively sited.

Policy SO DM1 (d) requires submission of a sustainability and options appraisals, mitigation measures and a soil resources plan for the development site, (e) demonstration that site appraisal documents have considered the Department for Environment, Food & Rural Affairs (DEFRA)'s Soil Strategy for England, (f) that the productivity of the land is demonstrated using a methodology for assessing gross margins and (g) a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a productive Green Environment following development. The proposal submitted does not meet these requirements and is in conflict with policy SO DM1 of the ALP.

DRAINAGE/FLOODING

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.

Arun Local Plan policy W DM2 seeks to limit development in areas at risk of flooding and W DM3 requires all development 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. Policy EH3 of Angmering Neighbourhood Plan refers to adopting the principles of sustainable urban drainage.

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. 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.

However, Arun District Council Drainage Engineers have raised an objection to the scheme. An infiltrating surface water drainage solution should be considered at this stage, with factors of safety applied to infiltration rates that are currently available. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere. Revised landscaping proposals removing conflict between trees and drainage and a revised surface water drainage strategy, including layout and calculations, demonstrating how an infiltration drainage solution should be provided within the proposed layout.

On this basis, the application is not considered to comply with the relevant development plan policies.

FOUL DRAINAGE

ALP policy W DM1 states that all major developments must demonstrate, that adequate drainage capacity exists or can be provided as part of the development. Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. Policy W DM1 also states that a drainage impact assessment is required for all major development.

The foul drainage strategy indicates that due to the location of the existing foul sewer point of connection, wastewater from the site will require pumping to the receiving public sewer. Southern Water have been consulted and their comments are awaited. Discussions between the applicants and Southern Water are ongoing regarding the extent of additional off-site sewers or improvements to existing sewers that will be

required to provide sufficient capacity to service the development. Subject to this, the proposals would accord with Policy W DM1 of the Arun Local Plan.

ENERGY AND CLIMATE CHANGE

ALP policy ECC SP2 requires that all new residential and commercial development be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems. ECC SP1 requires that new development be designed to adapt to impacts arising from climate change. The dwellings have been designed to include insulation, high-performing windows and doors, increased air tightness and maximising passive solar gains.

Photo Voltaic panels and other other measures can be secured via planning conditions.

PUBLIC OPEN SPACE & PLAY

ALP policy OSR DM1 requires housing developments provide sufficient public open space, playing pitch provision and indoor sport & leisure provision. The Council's SPD "Open Space, Playing Pitches, Indoor and Built Sports Facilities" (January 2020) sets out a requirement for 2,745 sqm of Public Open Space (POS) and a separate play provision of an onsite, unequipped natural play Local Area for Play (LAP).

Open space is provided throughout the site. 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. The proposed planting scheme will also provide a natural sensory experience for smaller children. The northern open space includes the provision of orchard trees which will promote community food growing and provide biodiversity benefits.

The Council's Greenspace Officer raises no objections to the provision of open space and play space and is satisfied that tree retention, coupled with the requirement for a landscape scheme, would result in a high quality development. However additional confirmation needs to be sought regarding the total amount of provision of open space and the location of the northern space adjacent to the A259.

SUPPORTING INFRASTRUCTURE

ALP policy INF SP1 requires development proposals provide or contribute towards the infrastructure & services needed to support development to meet the needs of future occupiers and the existing community. Any off-site provision or financial contribution must meet the statutory tests for planning obligations required by Regulation 122 of the Community Infrastructure Regulations 2010.

The Parish Council will be provided 25% of the CIL receipts to spend on their own projects. These payments go towards providing the infrastructure that the district needs to support existing and future development. On this basis, there is no conflict with ALP policy INF SP1.

Highways England have requested a financial contribution towards mitigation at the A27 junctions in Arun. They are seeking a contribution of £44,384.00 (76 x £584.00) indexed from 2017 prices, from this particular site towards mitigation of the A27 junctions in Arun.

Paragraph 5 of the most up-to-date ADC Community Interest Funding Statement details ADC's CIL infrastructure list which does not include highways, it is therefore evident that no ADC CIL money will be spent on highways. Paragraph 6.3 makes it clear that ADC do not generally collect via s106 for highways and there is nothing in WSCC CIL Infrastructure Funding Statement that indicates that CIL will be passed on to Highways England where there are impacts on the strategic road network. It is clear that Highways England's consultation is an objection to the application unless the LPA seeks to collect a contribution for the A27 roundabout improvements.

Affordable housing provision would also be required to be secured via a planning obligation.

On site provision of open space and play equipment can be secured via a planning condition.

SUMMARY

In accordance with paragraph 11d of the NPPF, there are significant and demonstrable negative impacts associated with the development that, when assessed against the NPPF as a whole, would outweigh any presumption in favour of sustainable development. The site is within the open countryside and is visually separate from the village with far ranging views across open countryside to the site. The development would change the character of the open countryside irrevocably and the new development would be urban in character. The development would also result in harm to heritage assets

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

A Section 106 Agreement would be required in respect of Highway Agency contributions and affordable housing provision.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

RECOMMENDATION

REFUSE

1 The development is located outside of the built up area boundary of Angmering as defined by

the Arun Local Plan Policy C SP1 and Angmering Neighbourhood Plan Policy HD1. The development is not in accordance with policy C SP1 as it is not an approved category of development in the countryside and the benefits of the development do not outweigh the harm.

- 2 In accordance with paragraph 11d of the NPPF, the Council concludes that there are significant and demonstrable negative impacts associated with the development that, when assessed against the NPPF as a whole, would outweigh any presumption in favour of sustainable development. The site is within the open countryside and is visually separate from the adjoining residential development with far ranging views across open countryside to the site. The development would significantly and adversely change the character of the open countryside irrevocably and the new development would be urban in character. As such, the proposals fail to accord with policies HD4 and HD5 of the Angmering Neighbourhood Plan and policies D SP1 and D DM1 of the Arun Local Plan.
- 3 The application proposals are located within a defined Settlement Gap. The proposal would involve significant built development within the East Preston to Ferring Settlement Gap, in conflict with policy SD SP3 of the Arun Local Plan which requires that development demonstrates that it cannot be located elsewhere and does not result in undermining the physical/visual separation of settlements. The proposal and associated loss of trees to create the access would result in a prominent and visually obtrusive form of development which would adversely affect the visual amenities of the locality and rural character of the area and the setting of the National Park contrary to policies LAN DM2, SD SP3 and D DM1 of the Arun Local Plan and the NPPF.
- 4 Insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface water drainage scheme on the site layout. Consequently, the proposed development is contrary to Policies W DM2 and W DM3 of the Local Plan, Policy EH3 of the Angmering NP and the National Planning Policy Framework.
- 5 The site comprises Grade 2 Agricultural Land and it has not been satisfactorily demonstrated that there is an overriding need for the development in this particular location and the proposal does not include the submission of site, sustainability and options appraisals. The proposal conflicts with policy SO DM1 of the Arun Local Plan and para 174 of the NPPF.
- 6 The proposal does not contain sufficient information to demonstrate that the access would not have an adverse effect on highway safety. The proposal therefore conflicts with policy T SP1 of Arun Local Plan and the National Planning Policy Framework.
- 7 With particular regard to the location of the site close to the railway line the proposed development, by way of its layout (including the position and amount of public open space), height, design, density and mix of the dwellings will result in a built form of development which is out of character and incongruous with its rural setting and therefore in conflict with policies D DM1, D SP1, H DM1, OSR DM1 of the Arun Local Plan, policies HD3, HD4, HD5, HD6 and HD7 of Angmering Neighbourhood Plan, Arun Design Guide and the NPPF.
- 8 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.