

# Planning Statement

**Construction of a new access to serve  
existing agricultural use and proposed  
residential development**

**Land south of A259, Angmering**

On behalf of Redrow Homes Ltd  
July 2021



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## 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.
- 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:

| <b>Report</b>                                                                         | <b>Consultant</b>                          |
|---------------------------------------------------------------------------------------|--------------------------------------------|
| Planning Statement                                                                    | Henry Adams LLP                            |
| Plans:<br>Location Plan<br>Site Plan – Access Drawing                                 | Geoff Perry Associates Ltd and i-Transport |
| Access Assessment                                                                     | i-Transport                                |
| Ecological Impact Assessment<br>Bat Emergence Survey<br>Ecological Enhancement Plan   | Ecology Partnership                        |
| Arboricultural Impact Assessment & Method Statement<br>Tree Retention Protection Plan | ACD Environmental                          |

## 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 lane 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.

### **4. The Proposal**

- 4.1 This application seeks detailed planning permission for a new point of access to serve a total of 76 residential dwellings to the south of the A259 Angmering. The application is submitted alongside a proposal for a detailed planning application to develop the site.
- 4.2 Whilst details regarding a new point of access to serve 76 residential dwellings have been proposed under a separate application, the purpose of this submission is secure a standalone permission for the access to ensure its early delivery and aim to deliver the housing proposed at the earliest possible date.
- 4.3 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.
- 4.4 It is proposed to utilise a similar access arrangement to that agreed as part of previous planning application on the site (A/130/12), which was deemed acceptable by the local highway authority. The arrangement comprises:
- A new Left In / Left Out type arrangement onto the A259 Littlehampton Road to the west of the roundabout.
  - Retention of the existing access from the roundabout as an 'Entry Only' to the site.
- 4.5 The Left In / Left Out site access is located within a 50mph limit and as such, the site access has been designed in accordance with design guidance laid out in the Design Manual for Roads and Bridges (DMRB).
- 4.6 Delivering the access prior to the main on-site construction will provide a number of benefits including, but not limited to:

- Providing parking and turning facilities for trades and deliveries on-site to prevent large vehicles and staff parking on A259 / Old Worthing Road and disrupting traffic
- Confirmation as to where plant will be kept on site and where it will be unloaded and loaded during the construction of the dwellings – i.e. a dedicated construction access and compound will be in place in advance of the dwelling construction
- Provision of off-road wheel washing facilities to mitigate any impact of construction upon the public highway

4.7 The above points will be confirmed through the Construction Management Plan submitted with the application.

## **5. Planning Policy**

5.1 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.

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

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

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

### ***Arun Local Plan (ALP) 2011-2031***

5.4 The ALP was adopted in July 2018. Policy SD SP2 'Built-up Area Boundary' seeks to focus development within the defined built-up areas, working alongside Policy C SP1 'Countryside' which seeks to protect the countryside and limit development to that which falls within criteria a)-f) and which requires a countryside location.

5.5 Policy T DM1 'Sustainable Travel and Public Rights of Way' seeks to promote alternative modes of sustainable transport via public rights of way and the cycle network.

5.6 Water efficiency and surface water is addressed through Policy W SP1 'Water' where SuDS are promoted to reduce the creation and flow of surface water. There is a further requirement for SuDS within Policy W DM3 'Sustainable Urban Drainage Systems'.

### ***Angmering Neighbourhood Plan***

5.7 The following Neighbourhood Plan policies are considered relevant:

- HD1 - Built-up Area Boundary
- HD4 - Materials
- HD5 - Built Form
- HD6 - Housing Layout and Design
- HD9 - Phasing of Residential Development
- TM1 - Local Highways
- TM2 - Cycling Walking and Equestrian
- EH3 - Flood Prevention

### ***National Planning Policy Framework and Guidance***

5.8 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.

5.9 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.

5.10 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.

- 5.11 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.'
- 5.12 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.
- 5.13 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.
- 5.14 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).
- 5.15 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).
- 5.16 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.

5.17 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).

5.18 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.

### **Other Material Considerations**

#### ***Design Guide SPD***

- 5.19 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***

- 5.20 The Parish Council have begun early work on reviewing their Neighbourhood Plan. However, no further work beyond a call for sites exercise in 2019 appears to have taken place.

### **6. Scheme Assessment**

- 6.1 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 access and its potential to facilitate early delivery of a well-designed development of 76 dwellings to meet an existing and identified housing need in the District.

#### ***Principle of Development***

- 6.2 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.
- 6.3 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 (in our view, circa 2 years against their 5 year requirement). 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 based on earlier draft versions of the Local Plan.
- 6.4 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.

- 6.5 The proposed application seeks to aid the early delivery of a housing development in a sustainable location and the NPPF 'presumption in favour of sustainable development' is engaged.

***Highway Safety***

- 6.6 The application is supported by a detailed Transport Statement which responds to the proposed point of access. The Transport Statement considers the means of access to serve the proposed development of 76 dwellings at the site. The intention is to deliver the proposed means of access as early as possible in order to ensure minimal disruption during the construction of the wider development proposed under a separate detailed application.
- 6.7 The purpose of this application, alongside a detailed planning application for 76 dwellings, is to demonstrate the sites ability to deliver a reasonable level of housing to help meet an acute need in the borough.
- 6.8 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.
- 6.9 It is proposed to utilise a similar access arrangement to that agreed as part of previous planning application on the site, which was deemed acceptable by the local highway authority. The comprises:
- New junction on to the A259 with a left in / left out junction arrangement
  - Retain existing point of access from roundabout, but this will comprise access only and will be controlled by appropriate surfacing and signage
- 6.10 The Transport Statement considers the proposed trip generation associated with a 76 dwelling scheme. It considers the all existing junctions and that proposed will continue to operate within capacity as a result of the proposed development.
- 6.11 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.

6.12 It is concluded that the proposed development complies with the requirements of the NPPF insofar that:

- Safe and suitable access can be achieved; and
- Improvements can be undertaken within the transport network that cost effectively limit the impacts of the development.

6.13 The proposed development accords with paragraph 109 of the NPPF in that the proposed development does not have an unacceptable impact on highway safety severe impact upon the operation of the highway network; therefore, there are no reasonable grounds to refuse the application on matters of highways and transport.

#### ***Character and Design***

6.14 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.

6.15 The proposed access forms a key part of the wider development of the site for 76 dwellings. Whilst the proposal comprises largely hard surfacing and engineering works, it forms a key part of the proposed design for the design, which is considered to be of a high quality. The proposal seeks to minimise any disruption to the established site boundaries and responds to the protected trees.

#### ***Flood Risk***

6.16 The site is located within Flood Zone 1 (low probability of flooding), as defined by the Environment Agency Flood Mapping system. As such, the proposal accords with the objectives of the NPPF.

#### ***Ecology and Biodiversity***

6.17 There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts have been identified.

6.18 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.

- 6.19 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.

### ***Landscape and Trees***

- 6.20 Policy ENV DM4 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.
- 6.21 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.
- 6.22 Tree removal is proposed in order to facilitate the access, however they are not considered to be 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.

### ***Agricultural Land Assessment***

- 6.23 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.
- 6.24 The assessment determines the site to be primarily Grade 2. The loss of land proposed is not considered to be significant and the benefits associated with the early delivery of the proposed access to serve 76 dwellings is considered to outweigh any harm associated with this loss of land.
- 6.25 Given the above the application is consistent with relevant provisions in the NPPF concerning agricultural land (in particular paragraphs 170(b), 171, and footnote 53.

## **7. Planning Conditions**

- 7.1 It is expected that the application will be supported by a number of conditions. The applicant would support conditions which allow the early delivery of the proposed means of access to support the delivery of 76 dwellings. It is expected that this will be on the basis that the access should serve the proposed dwelling and agricultural use of the wider land only and for now other purposes.
- 7.2 The applicant requests that if conditions are proposed, appropriate wording be subject to mutual agreement to ensure that the purposes of this standalone planning application are not undermined by the detail required prior to implementation of the wider housing development.

## **8. Conclusion**

- 8.1 The proposal seeks permission for the construction of a new means of access to the serve the site, which is subject to a separate application for its development of 76 dwellings. The purpose of this submission is secure a standalone permission for the access to ensure its early delivery and aim to deliver the housing proposed at the earliest possible date.
- 8.2 It is expected that the proposed means of access will be tied to the delivery of the 76 dwellings proposed for the wider site. This will comprise a detailed planning application with the main purpose being to ensure early delivery of housing, in light of an acute housing need in the District.
- 8.3 The proposal demonstrates that a safe means of access can be achieved and ensures that sustainable means of travel is also possible. The application also demonstrates that the proposed development would not impact upon the safe operation or capacity of the wider highway network. The proposal is therefore considered to comply with guidance contained at paragraph 109 of the NPPF and Local Plan Policy T DM1 and Policy TM1 of the Neighbourhood Plan.
- 8.4 The application submission follows consideration of guidance contained in the NPPF, the Local Plan and Neighbourhood Plan alongside public consultation and local authority pre-application enquiries.
- 8.5 Overall, the proposal comprises sustainable development which complies with the spatial objectives of the Local Plan and Neighbourhood Plan.