Plot 184
Plot 183
Plot 182
Plot 181
Plot 178
Plot 177
Plot 176
Plot 175
Plot 174
Plot 173
Plot 152
Plot 153
Plot 151
Plot 150
Plot 149

Refer to Drawing HBA-875-212

3 No. Mahonia media 'Winter Sun'

Play Mix 4 3/m²
17 No. Rubus fruticosus 'Waldo'
17 No. Rubus fruticosus x ideaus 'Buckingham'

SUDS Edge Mix 5/m²
40 No. Alchemilla mollis
40 No. Bergenia 'Perfect'
60 No. Carex comans 'Bronze'
60 No. Carex morrowii 'Ice Dance'
40 No. Cornus alba 'Kesselringii'
40 No. Iris pseudacorus
40 No. Limonium platyphyllum
40 No. Lythrum salicaria
40 No. Myosotis scorpioides

Amenity Mix 12 2/m²
25 No. Cornus alba 'Sibirica'
15 No. Ilex aquifolium 'Golden van Tol'
15 No. Pachysandra terminalis 'Green Carpet'
20 No. Rosa rugosa 'Alba'
25 No. Rubus cockburnianus

Play Mix 3 3/m²
71 No. Cornus sanguinea 'Midwinter Fire'
43 No. Corylus avellana
99 No. Deschampsia cespitosa 'Goldtau'
71 No. Miscanthus sinensis 'Zebrinus'

1 No. Kerria japonica 'Golden Guinea'

SUDS Edge Mix 5/m²
17 No. Alchemilla mollis
17 No. Bergenia 'Perfect'
26 No. Carex comans 'Bronze'
26 No. Carex morrowii 'Ice Dance'
17 No. Cornus alba 'Kesselringii'
17 No. Iris pseudacorus
17 No. Limonium platyphyllum
17 No. Lythrum salicaria
17 No. Myosotis scorpioides

Play Mix 1 3/m²
32 No. Briza media
32 No. Helictotrichon sempervirens
32 No. Miscanthus sinensis 'Morning Light'
28 No. Perovskia 'Blue Spire'
32 No. Rudbeckia 'Goldsturm'
28 No. Verbena bonariensis
32 No. Veronica longifolia 'Charlotte'

Woodland Edge Mix 2Ctr
8 No. Acer campestre 60-80cm
16 No. Acer campestre 125-150cm
68 No. Crataegus monogyna 40-60cm
2 No. Ilex aquifolium 60-80cm
4 No. Ligustrum vulgare 60-80cm
4 No. Lonicera periclymenum 20-40cm
2 No. Malus sylvestris 60-80cm
4 No. Prunus avium 250-300cm
4 No. Prunus padus 125-150cm
31 No. Prunus spinosa 60-80cm
8 No. Quercus robur 150-175cm
5 No. Viburnum lantana 60-80cm
4 No. Viburnum opulus 60-80cm

SUDS Edge Mix 5/m²
133 No. Alchemilla mollis
133 No. Bergenia 'Perfect'
200 No. Carex comans 'Bronze'
200 No. Carex morrowii 'Ice Dance'
133 No. Cornus alba 'Kesselringii'
133 No. Iris pseudacorus
133 No. Limonium platyphyllum
133 No. Lythrum salicaria
133 No. Myosotis scorpioides

Refer to Drawing HBA-875-306
Refer to Drawing HBA-875-307
Refer to Drawing HBA-875-215
Refer to Drawing HBA-875-217
Refer to Drawing HBA-875-221

Sub-station

CARBET
MALSY
FAGSY
BETPE
BTUM
Agl
Sar
Sau
CbFF
PcC
AcR
Ac
Qr
BE

KEY

- Site Boundary
- Existing trees and vegetation to be retained Refer to Arboricultural information by Barrell Tree Consultancy and PEA by Ethos
- Existing trees to be removed Refer to Arboricultural information by Barrell Tree Consultancy
- Proposed legacy trees Semi-mature (30-35cm, 35-40cm and 40-45cm girth)
- Proposed feature trees to public open spaces Extra Heavy Standards (12-14cm, 14-16cm, 18-20cm girth), Heavy Standards (12-14cm girth) and multi-stems
- Proposed street trees Heavy Standards (12-14cm girth) and Extra Heavy Standard (18-20cm girth)
- Proposed trees to courtyards, lanes and incidental planting Extra Heavy Standards (16-18cm and 18-20cm girth), Heavy Standards (12-14cm and 14-16cm girth), multi-stems and Advanced Nursery Stock
- Proposed Advanced Nursery Stock native trees to landscape buffers Standards and multi-stems within mixes of transplants, whips and feathered trees. Species labelled as part of mix.

All tree sizes are subject to nursery stock availability - where alternative sizes are required this shall be approved by Arun DC.

- Hedge planting
- Native woodland edge and thicket planting mixes
- Ornamental shrub and herbaceous planting mixes
- Ornamental shrubs and herbaceous 'doorstep' planting mixes to private gardens addressing streets Refer to separate private garden planting plans for details of species, specification and density of each mix
- Willow tunnel
- Specimen shrubs
- Climbing plants
- Marginal and aquatic planting to SUDs basins
- Native species-rich meadow (and restoration of some existing neutral grassland) Emorsgate mix EM1
- Pictorial Meadow Turf 'Bee Happy' mix
- Amenity grass Emorsgate mix EG22
- Species-rich lawn to front gardens Emorsgate mix EL1 Flowering Lawn mix
- Wetland meadow to swales and SUDs basins Emorsgate mix EM8 Meadow Mixture for Wetlands
- Private back gardens To include amenity grass lawn and paved patio. Other shrub and/or herbaceous planting may be incorporated at the developer/owner's discretion.

NOTES:

This drawing should be read in conjunction with all other landscape drawings and information. This drawing is prepared for the purposes of Planning only and is not intended for use for construction.

This drawing and the works depicted are the property of Huskisson Brown Associates (HBA). Copyright is reserved by them and the drawing is supplied on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorised person either wholly or in part without the consent of HBA.

Rev.	Date	By	Description	Ckd	Aprd
B	08.07.22	ER	For Planning	NB	NB
A	13.06.22	ER	Response to SDNPA comments	NB	NB

Drawing Status: PLANNING

1:200
0 2 4 6 8 10m

HUSKISSON BROWN associates
landscape architecture ■ urban design
expert witness ■ environmental planning
Huskisson Brown is the trading name of David Huskisson Associates Limited
17 Upper Grosvenor Road Tunbridge Wells Kent TN1 2DU
tel: 01892 527828 email:office@huskissonbrown.co.uk
www.huskissonbrown.co.uk

All dimensions to be checked on site

Client: CALA (South Home Counties) Ltd / Bellway Homes Ltd
Project: Land North of Waterlane, Angmering
Drawing: Soft Landscape Plan
Sheet 16 of 34 | Scale: 1:200 @ A1
Date: 11.01.21 | Drawing No.: HBA-875-216 | Rev.: B
File location: P:\875 - Waterlane\Drawings\HBA\Current Drawings

ARUN DISTRICT COUNCIL A/256/21/RES

12 No. Carpinus betulus

Refer to Drawing HBA-875-213

1 No. Viburnum lantana

Refer to Drawing HBA-875-216

Refer to Drawing HBA-875-308

Refer to Drawing HBA-875-217

Refer to Drawing HBA-875-222

GREEN CORRIDOR

setts an

l buffer z

BCP

Thorny Mix 3/m²
572 No. Crataegus monogyna 40-60cm
216 No. Ilex aquifolium 60-80cm
39 No. Ligustrum vulgare 60-80cm
191 No. Prunus spinosa 60-80cm
127 No. Rosa canina 60-80cm
127 No. Ulex europaeus 40-60cm

Woodland Edge Mix 2Ctr
23 No. Acer campestre 60-80cm
46 No. Acer campestre 125-150cm
206 No. Crataegus monogyna 40-60cm
5 No. Ilex aquifolium 60-80cm
10 No. Ligustrum vulgare 60-80cm
10 No. Lonicera periclymenum 20-40cm
5 No. Malus sylvestris 60-80cm
10 No. Prunus avium 250-300cm
10 No. Prunus padus 125-150cm
92 No. Prunus spinosa 60-80cm
23 No. Quercus robur 150-175cm
14 No. Viburnum lantana 60-80cm
10 No. Viburnum opulus 60-80cm

Woodland Edge Mix 2Ctr
24 No. Acer campestre 60-80cm
47 No. Acer campestre 125-150cm
208 No. Crataegus monogyna 40-60cm
5 No. Ilex aquifolium 60-80cm
10 No. Ligustrum vulgare 60-80cm
10 No. Lonicera periclymenum 20-40cm
5 No. Malus sylvestris 60-80cm
10 No. Prunus avium 250-300cm
10 No. Prunus padus 125-150cm
93 No. Prunus spinosa 60-80cm
24 No. Quercus robur 150-175cm
14 No. Viburnum lantana 60-80cm
10 No. Viburnum opulus 60-80cm

Play Mix 3 3/m²
36 No. Cornus sanguinea 'Midwinter Fire' 60-80cm
22 No. Corylus avellana 80-100cm
50 No. Deschampsia cespitosa 'Goldtau'
36 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 8 5/m²
18 No. Bergenia 'Bressingham White'
22 No. Geranium phaeum 'Album'
13 No. Hebe 'Red Edge'
13 No. Liriope muscari 'Monroe'
22 No. Sarcococca humilis

3 No. Lonicera periclymenum

Plot 521 Plot 520 Plot 519 Plot 518 Plot 517 Plot 516 Plot 515 Plot 514 Plot 513 Plot 512 Plot 525 Plot 524 Plot 523 Plot 522 Plot 508 Plot 509 Plot 510 Plot 511 Plot 507 Plot 506 Plot 497 Plot 496

BETJACA CbFF MORNI Sar QUERO PaP Ppa Qr Ac MALSY BETPE Pav SInc BTUM MALTRI V

KEY

- Site Boundary
- Existing trees and vegetation to be retained Refer to Arboricultural information by Barrell Tree Consultancy and PEA by Ethos
- Existing trees to be removed Refer to Arboricultural information by Barrell Tree Consultancy
- Proposed legacy trees Semi-mature (30-35cm, 35-40cm and 40-45cm girth)
- Proposed feature trees to public open spaces Extra Heavy Standards (12-14cm, 14-16cm, 18-20cm girth), Heavy Standards (12-14cm girth) and multi-stems
- Proposed street trees Heavy Standards (12-14cm girth) and Extra Heavy Standard (18-20cm girth)
- Proposed trees to courtyards, lanes and incidental planting Extra Heavy Standards (16-18cm and 18-20cm girth), Heavy Standards (12-14cm and 14-16cm girth), multi-stems and Advanced Nursery Stock
- Proposed Advanced Nursery Stock native trees to landscape buffers Standards and multi-stems within mixes of transplants, whips and feathered trees. Species labelled as part of mix.

All tree sizes are subject to nursery stock availability - where alternative sizes are required this shall be approved by Arun DC.

- Hedge planting
- Native woodland edge and thicket planting mixes
- Ornamental shrub and herbaceous planting mixes
- Ornamental shrubs and herbaceous 'doorstep' planting mixes to private gardens addressing streets Refer to separate private garden planting plans for details of species, specification and density of each mix
- Willow tunnel
- Specimen shrubs
- Climbing plants
- Marginal and aquatic planting to SUDs basins
- Native species-rich meadow (and restoration of some existing neutral grassland) Emorsgate mix EM1
- Pictorial Meadow Turf 'Bee Happy' mix
- Amenity grass Emorsgate mix EG22
- Species-rich lawn to front gardens Emorsgate mix EL1 Flowering Lawn mix
- Wetland meadow to swales and SUDs basins Emorsgate mix EM8 Meadow Mixture for Wetlands
- Private back gardens To include amenity grass lawn and paved patio. Other shrub and/or herbaceous planting may be incorporated at the developer/owner's discretion.

NOTES:

This drawing should be read in conjunction with all other landscape drawings and information. This drawing is prepared for the purposes of Planning only and is not intended for use for construction.

This drawing and the works depicted are the property of Huskisson Brown Associates (HBA). Copyright is reserved by them and the drawing is supplied on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorised person either wholly or in part without the consent of HBA.



Rev.	Date	By	Description	Ckd	Aprd
B	08.07.22	ER	For Planning	NB	NB
A	13.06.22	ER	Response to SDNPA comments	NB	NB

Drawing Status: PLANNING

1:200 0 2 4 6 8 10m

HUSKISSON BROWN associates
landscape architecture ■ urban design
expert witness ■ environmental planning
Huskisson Brown is the trading name of David Huskisson Associates Limited
17 Upper Grosvenor Road Tunbridge Wells Kent TN1 2DU
tel: 01892 527828 email:office@huskissonbrown.co.uk
www.huskissonbrown.co.uk

All dimensions to be checked on site

Client: CALA (South Home Counties) Ltd / Bellway Homes Ltd

Project: Land North of Waterlane, Angmering

Drawing: Soft Landscape Plan

Sheet 17 of 34 | Scale: 1:200 @ A1

Date	Drawing No.	Rev.
11.01.21	HBA-875-217	B

File location: P:\875 - Waterlane\Drawings\HBA\Current Drawings

Refer to Drawing HBA-875-214

Refer to Drawing HBA-875-308

Refer to Drawing HBA-875-218

Refer to Drawing HBA-875-223

Play Mix 3 3/m²
29 No. Cornus sanguinea 'Midwinter Fire' 60-80cm
18 No. Corylus avellana 80-100cm
40 No. Deschampsia cespitosa 'Goldtau'
29 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 7 4/m²
7 No. Allium schoenoprasum
9 No. Anemone hybrida 'Honorine Jobert'
9 No. Bergenia 'Bressingham White'
9 No. Osmanthus burkwoodii 60-80cm
7 No. Pimpinella major 'Rosea'
9 No. Polystichum setiferum
9 No. Sedum spectabile 'Stardust'

Amenity Mix 7 4/m²
7 No. Allium schoenoprasum
8 No. Anemone hybrida 'Honorine Jobert'
8 No. Bergenia 'Bressingham White'
8 No. Osmanthus burkwoodii 60-80cm
7 No. Pimpinella major 'Rosea'
8 No. Polystichum setiferum
8 No. Sedum spectabile 'Stardust'

Woodland buffer Mix 2Ctr
9 No. Acer campestre 60-80cm
17 No. Acer campestre 125-150cm
77 No. Crataegus monogyna 40-60cm
2 No. Ilex aquifolium 60-80cm
4 No. Ligustrum vulgare 60-80cm
4 No. Lonicera periclymenum 20-40cm
2 No. Malus sylvestris 60-80cm
4 No. Prunus avium 250-300cm
4 No. Prunus padus 125-150cm
43 No. Prunus spinosa 60-80cm
6 No. Viburnum lanata 60-80cm
4 No. Viburnum opulus 60-80cm

Woodland Edge Mix 2Ctr
18 No. Acer campestre 5%
36 No. Acer campestre 10%
160 No. Crataegus monogyna 45%
4 No. Ilex aquifolium 1%
8 No. Ligustrum vulgare 2%
8 No. Lonicera periclymenum 2%
4 No. Malus sylvestris 1%
8 No. Prunus avium 2%
8 No. Prunus padus 2%
71 No. Prunus spinosa 20%
18 No. Quercus robur 5%
11 No. Viburnum lantana 3%
8 No. Viburnum opulus 2%

Thorny Mix 3/m²
279 No. Crataegus monogyna 40-60cm
106 No. Ilex aquifolium 60-80cm
19 No. Ligustrum vulgare 60-80cm
93 No. Prunus spinosa 60-80cm
62 No. Rosa canina 60-80cm
62 No. Ulex europaeus 40-60cm

Hedgerow Mix 4/m
44 No. Acer campestre 10%
22 No. Acer campestre 5%
201 No. Crataegus monogyna 46%
5 No. Ilex aquifolium 1%
9 No. Ligustrum vulgare 2%
5 No. Malus sylvestris 1%
9 No. Prunus avium 2%
9 No. Prunus padus 2%
110 No. Prunus spinosa 25%
14 No. Viburnum lantana 3%
14 No. Viburnum opulus 3%

Plot 497 Plot 498 Plot 500 Plot 501 Plot 502 Plot 503 Plot 504 Plot 505 Plot 506

KEY

- Site Boundary
- Existing trees and vegetation to be retained Refer to Arboricultural information by Barrell Tree Consultancy and PEA by Ethos
- Existing trees to be removed Refer to Arboricultural information by Barrell Tree Consultancy
- Proposed legacy trees Semi-mature (30-35cm, 35-40cm and 40-45cm girth)
- Proposed feature trees to public open spaces Extra Heavy Standards (12-14cm, 14-16cm, 18-20cm girth), Heavy Standards (12-14cm girth) and multi-stems
- Proposed street trees Heavy Standards (12-14cm girth) and Extra Heavy Standard (18-20cm girth)
- Proposed trees to courtyards, lanes and incidental planting Extra Heavy Standards (16-18cm and 18-20cm girth), Heavy Standards (12-14cm and 14-16cm girth), multi-stems and Advanced Nursery Stock
- Proposed Advanced Nursery Stock native trees to landscape buffers Standards and multi-stems within mixes of transplants, whips and feathered trees. Species labelled as part of mix.

All tree sizes are subject to nursery stock availability - where alternative sizes are required this shall be approved by Arun DC.

- Hedge planting
- Native woodland edge and thicket planting mixes
- Ornamental shrub and herbaceous planting mixes
- Ornamental shrubs and herbaceous 'doorstep' planting mixes to private gardens addressing streets Refer to separate private garden planting plans for details of species, specification and density of each mix
- Willow tunnel
- Specimen shrubs
- Climbing plants
- Marginal and aquatic planting to SUDs basins
- Native species-rich meadow (and restoration of some existing neutral grassland) Emorsgate mix EM1
- Pictorial Meadow Turf 'Bee Happy' mix
- Amenity grass Emorsgate mix EG22
- Species-rich lawn to front gardens Emorsgate mix EL1 Flowering Lawn mix
- Wetland meadow to swales and SUDs basins Emorsgate mix EM8 Meadow Mixture for Wetlands
- Private back gardens To include amenity grass lawn and paved patio. Other shrub and/or herbaceous planting may be incorporated at the developer/owner's discretion.

NOTES:

This drawing should be read in conjunction with all other landscape drawings and information. This drawing is prepared for the purposes of Planning only and is not intended for use for construction.

This drawing and the works depicted are the property of Huskisson Brown Associates (HBA). Copyright is reserved by them and the drawing is supplied on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorised person either wholly or in part without the consent of HBA.

Rev.	Date	By	Description	Ckd	Aprd
B	08.07.22	ER	For Planning	NB	NB
A	13.06.22	ER	Response to SDNPA comments	NB	NB

Drawing Status: PLANNING

1:200 0 2 4 6 8 10m

HUSKISSON BROWN associates
landscape architecture ■ urban design
expert witness ■ environmental planning
Huskisson Brown is the trading name of David Huskisson Associates Limited
17 Upper Grosvenor Road Tunbridge Wells Kent TN1 2DU
tel: 01892 527828 email:office@huskissonbrown.co.uk
www.huskissonbrown.co.uk

All dimensions to be checked on site

Client: CALA (South Home Counties) Ltd / Bellway Homes Ltd

Project: Land North of Waterlane, Angmering

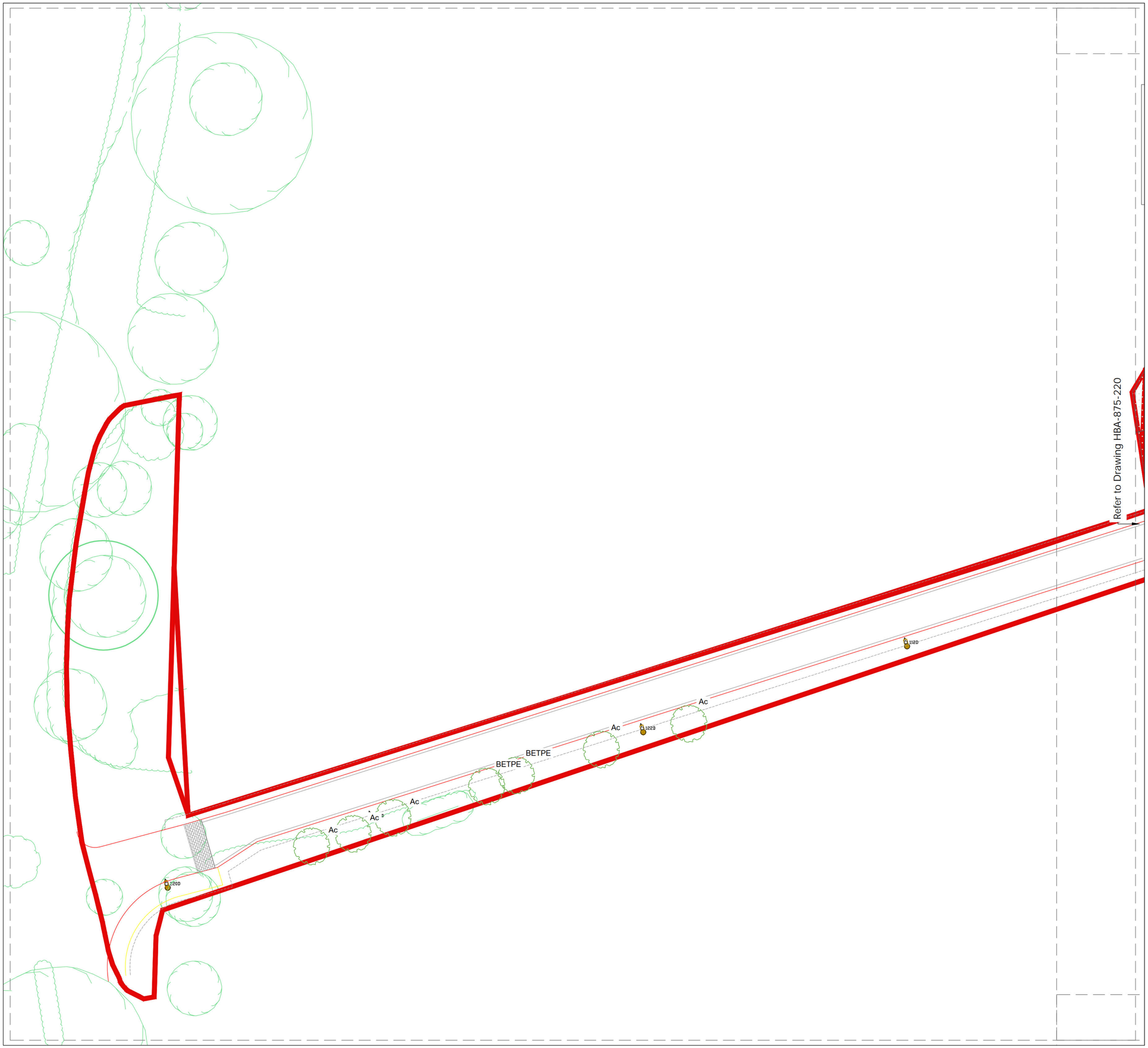
Drawing: Soft Landscape Plan

Sheet 18 of 34 | Scale: 1:200 @ A1

Date: 11.01.21 | Drawing No.: HBA-875-218 | Rev.: B

File location: P:\875 - Waterlane\Drawings\HBA\Current Drawings

ARUN DISTRICT COUNCIL A/256/21/RES



KEY

- Site Boundary
- Existing trees and vegetation to be retained
  Refer to Arboricultural information by Barrell Tree Consultancy and PEA by Ethos
- Existing trees to be removed
  Refer to Arboricultural information by Barrell Tree Consultancy
- Proposed legacy trees
  Semi-mature (30-35cm, 35-40cm and 40-45cm girth)
- Proposed feature trees to public open spaces
  Extra Heavy Standards (12-14cm, 14-16cm, 18-20cm girth), Heavy Standards (12-14cm girth) and multi-stems
- Proposed street trees
  Heavy Standards (12-14cm girth) and Extra Heavy Standard (18-20cm girth)
- Proposed trees to courtyards, lanes and incidental planting
  Extra Heavy Standards (16-18cm and 18-20cm girth), Heavy Standards (12-14cm and 14-16cm girth), multi-stems and Advanced Nursery Stock
- Proposed Advanced Nursery Stock native trees to landscape buffers
  Standards and multi-stems within mixes of transplants, whips and feathered trees. Species labelled as part of mix.

All tree sizes are subject to nursery stock availability - where alternative sizes are required this shall be approved by Arun DC.

- Hedge planting
- Native woodland edge and thicket planting mixes
- Ornamental shrub and herbaceous planting mixes
- Ornamental shrubs and herbaceous 'doorstep' planting mixes to private gardens addressing streets
  Refer to separate private garden planting plans for details of species, specification and density of each mix
- Willow tunnel
- Specimen shrubs
- Climbing plants
- Marginal and aquatic planting to SUDs basins
- Native species-rich meadow (and restoration of some existing neutral grassland)
  Emorsgate mix EM1
- Pictorial Meadow Turf
  'Bee Happy' mix
- Amenity grass
  Emorsgate mix EG22
- Species-rich lawn to front gardens
  Emorsgate mix EL1 Flowering Lawn mix
- Wetland meadow to swales and SUDs basins
  Emorsgate mix EM8 Meadow Mixture for Wetlands
- Private back gardens
  To include amenity grass lawn and paved patio. Other shrub and/or herbaceous planting may be incorporated at the developer/owner's discretion.

NOTES:

This drawing should be read in conjunction with all other landscape drawings and information. This drawing is prepared for the purposes of Planning only and is not intended for use for construction.

This drawing and the works depicted are the property of Huskisson Brown Associates (HBA). Copyright is reserved by them and the drawing is supplied on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorised person either wholly or in part without the consent of HBA.



Rev.	Date	By	Description	Ckd	Aprd
B	08.07.22	ER	For Planning	NB	NB
A	13.06.22	ER	Response to SDNPA comments	NB	NB

Drawing Status:
PLANNING

1:200
0 2 4 6 8 10m

HUSKISSON BROWN associates
landscape architecture ■ urban design
expert witness ■ environmental planning
Huskisson Brown is the trading name of David Huskisson Associates Limited
17 Upper Grosvenor Road Tunbridge Wells Kent TN1 2DU
tel: 01892 527828 email:office@huskissonbrown.co.uk
www.huskissonbrown.co.uk

All dimensions to be checked on site

Client
CALA (South Home Counties) Ltd / Bellway Homes Ltd

Project
Land North of Waterlane, Angmering

Drawing
Soft Landscape Plan

Sheet 19 of 34 | Scale: 1:200 @ A1

Date 11.01.21 | Drawing No. HBA-875-219 | Rev. B

File location:
P:\875 - Waterlane\Drawings\HBA\Current Drawings

ARUN DISTRICT COUNCIL A/2562/RES

Refer to Drawing HBA-875-215

Refer to Drawing HBA-875-219

Refer to Drawing HBA-875-221

Refer to Drawing HBA-875-224

Plot 149

Plot 145

Plot 135

Plot 134

Plot 133

Plot 136

Plot 137

Plot 138

Plot 139

Plot 140

Plot 131

Plot 127

Plot 125

Plot 124

Plot 84

Plot 85

Plot 78

Plot 77

Plot 76

Plot 75

Plot 74

Plot 73

Plot 72

BCP

BETPE

SaLu

Ccol

PYCB

CbC

TilcorG

1348

1349

54D

41B

39D

47B

65D

66D

Hedgerow Mix 4/m
3 No. Acer campestre 60-80cm
2 No. Acer campestre 125-150cm
10 No. Crataegus monogyna 40-60cm
1 No. Ilex aquifolium 60-80cm
1 No. Ligustrum vulgare 60-80cm
1 No. Malus sylvestris 60-80cm
1 No. Prunus avium 125-150cm
1 No. Prunus padus 60-80cm
6 No. Prunus spinosa 60-80cm
1 No. Viburnum lantana 60-80cm
1 No. Viburnum opulus 60-80cm

Amenity Mix 13 5/m²
15 No. Alchemilla mollis
15 No. Astrantia major 'Rubra'
15 No. Bergenia 'Sunningdale'
15 No. Blechnum spicant
15 No. Geranium oxonianum 'Wargrave Pink'
15 No. Hebe 'Green Globe'
15 No. Liriope muscari 'Big Blue'
15 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 13 5/m²
11 No. Alchemilla mollis
11 No. Astrantia major 'Rubra'
11 No. Bergenia 'Sunningdale'
11 No. Blechnum spicant
11 No. Geranium oxonianum 'Wargrave Pink'
11 No. Hebe 'Green Globe'
11 No. Liriope muscari 'Big Blue'
11 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 13 5/m²
39 No. Alchemilla mollis
39 No. Astrantia major 'Rubra'
39 No. Bergenia 'Sunningdale'
39 No. Blechnum spicant
39 No. Geranium oxonianum 'Wargrave Pink'
39 No. Hebe 'Green Globe'
39 No. Liriope muscari 'Big Blue'
39 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 13 5/m²
12 No. Alchemilla mollis
12 No. Astrantia major 'Rubra'
12 No. Bergenia 'Sunningdale'
12 No. Blechnum spicant
12 No. Geranium oxonianum 'Wargrave Pink'
12 No. Hebe 'Green Globe'
12 No. Liriope muscari 'Big Blue'
12 No. Miscanthus sinensis 'Zebrinus'

Hedgerow Mix 4/m
30 No. Acer campestre 60-80cm
15 No. Acer campestre 125-150cm
137 No. Crataegus monogyna 40-60cm
3 No. Ilex aquifolium 60-80cm
6 No. Ligustrum vulgare 60-80cm
3 No. Malus sylvestris 60-80cm
6 No. Prunus avium 125-150cm
6 No. Prunus padus 60-80cm
75 No. Prunus spinosa 60-80cm
9 No. Viburnum lantana 60-80cm
9 No. Viburnum opulus 60-80cm

Amenity Mix 4 4/m²
22 No. Cotoneaster 'Coral Beauty'
22 No. Euonymus fortunei 'Emerald Gaiety'
22 No. Euonymus alatus
22 No. Spiraea japonica 'Goldflame'

Amenity Mix 4 Underplanting 5/m²
55 No. Geranium phaeum 'Samobar
55 No. Polystichum setiferum

Amenity Mix 16 4/m²
30 No. Anemone sylvestris
30 No. Brachyglottis 'Sunshine'
30 No. Hebe 'Silver Queen'
20 No. Liriope muscari
30 No. Pachysandra terminalis
30 No. Sarcococca humilis
30 No. Skimmia japonica reevesiana

Amenity Mix 4 4/m²
8 No. Cotoneaster 'Coral Beauty'
8 No. Euonymus fortunei 'Emerald Gaiety'
8 No. Euonymus alatus
8 No. Spiraea japonica 'Goldflame'

Amenity Mix 4 Underplant
19 No. Geranium phaeum 'Samo
19 No. Polystichum setiferum

1 No. Magnolia stellata

4 No. Schizophragma hydrangeoides

Amenity Mix 16 4/m²
16 No. Anemone sylvestris
16 No. Brachyglottis 'Sunshine'
16 No. Hebe 'Silver Queen'
11 No. Liriope muscari
16 No. Pachysandra terminalis
16 No. Sarcococca humilis
16 No. Skimmia japonica reevesiana

Amenity Mix 14 5/m²
Bergenia 'Sunningdale'
Coreopsis verticillata 'Moonbeam'
6 No. Crocosmia 'George Davison'
6 No. Escallonia laevis 'Pink Elle'
6 No. Hebe albicans
6 No. Mahonia aquifolium 'Apollo'
6 No. Sedum 'Ruby Glow'
6 No. Vinca major

Amenity Mix 16 4/m²
6 No. Anemone sylvestris
6 No. Brachyglottis 'Sunshine'
6 No. Hebe 'Silver Queen'
4 No. Liriope muscari
6 No. Pachysandra terminalis
6 No. Sarcococca humilis
6 No. Skimmia japonica reevesiana

Amenity Mix 13 5/m²
23 No. Alchemilla mollis
23 No. Astrantia major 'Rubra'
23 No. Bergenia 'Sunningdale'
23 No. Blechnum spicant
23 No. Geranium oxonianum 'Wargrave Pink'
23 No. Hebe 'Green Globe'
23 No. Liriope muscari 'Big Blue'
23 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 13 5/m²
12 No. Alchemilla mollis
12 No. Astrantia major 'Rubra'
12 No. Bergenia 'Sunningdale'
12 No. Blechnum spicant
12 No. Geranium oxonianum 'Wargrave Pink'
12 No. Hebe 'Green Globe'
12 No. Liriope muscari 'Big Blue'
12 No. Miscanthus sinensis 'Zebrinus'

1 No. Hydrangea arborescens 'Annabelle'

2 No. Hydrangea arborescens 'Annabelle'

5 No. Jasminum nudiflorum

Amenity Mix 14 5/m²
7 No. Bergenia 'Sunningdale'
7 No. Coreopsis verticillata 'Moonbeam'
7 No. Crocosmia 'George Davison'
7 No. Escallonia laevis 'Pink Elle'
7 No. Hebe albicans
7 No. Mahonia aquifolium 'Apollo'
7 No. Sedum 'Ruby Glow'
7 No. Vinca major

Amenity Mix 14 5/m²
3 No. Bergenia 'Sunningdale'
3 No. Coreopsis verticillata 'Moonbeam'
3 No. Crocosmia 'George Davison'
3 No. Escallonia laevis 'Pink Elle'
3 No. Hebe albicans
3 No. Mahonia aquifolium 'Apollo'
3 No. Sedum 'Ruby Glow'
3 No. Vinca major

Amenity Mix 13 5/m²
21 No. Alchemilla mollis
21 No. Astrantia major 'Rubra'
21 No. Bergenia 'Sunningdale'
21 No. Blechnum spicant
21 No. Geranium oxonianum 'Wargrave Pink'
21 No. Hebe 'Green Globe'
21 No. Liriope muscari 'Big Blue'
21 No. Miscanthus sinensis 'Zebrinus'

Amenity Mix 16 4/m²
8 No. Anemone sylvestris
8 No. Brachy
8 No. Hebe 'Silver Queen'
5 No. Liriope muscari
8 No. Pachysandra terminalis
8 No. Sarcococca humilis
8 No. Skimmia japonica reevesiana

Amenity Mix 14 5/m²
3 No. Bergenia 'Sunningdale'
3 No. Coreopsis verticillata 'Moonbeam'
3 No. Crocosmia 'George Davison'
3 No. Escallonia laevis 'Pink Elle'
3 No. Hebe albicans
3 No. Mahonia aquifolium 'Apollo'
3 No. Sedum 'Ruby Glow'
3 No. Vinca major

Amenity Mix 14 5/m²
5 No. Bergenia 'Sunningdale'
5 No. Coreopsis verticillata 'Moonbea
5 No. Crocosmia 'George Davison'
5 No. Escallonia laevis 'Pink Elle'
5 No. Hebe albicans
5 No. Mahonia aquifolium 'Apollo'
5 No. Sedum 'Ruby Glow'
5 No. Vinca major

Amenity Mix 17 4/m²
14 No. Brachyglottis 'Sunshine'
14 No. Carex morrowii 'Ice Dance'
14 No. Euonymus jap. 'Micro. Albova
14 No. Pachysandra terminalis
14 No. Viburnum davidii

Amenity Mix 17 4/m²
15 No. Brachyglottis 'Sunshine'
15 No. Carex morrowii 'Ice Dance'
15 No. Euonymus jap. 'Micro. Albovariegatus'
15 No. Pachysandra terminalis
15 No. Viburnum davidii

KEY

- Site Boundary
- Existing trees and vegetation to be retained Refer to Arboricultural information by Barrell Tree Consultancy and PEA by Ethos
- Existing trees to be removed Refer to Arboricultural information by Barrell Tree Consultancy
- Proposed legacy trees Semi-mature (30-35cm, 35-40cm and 40-45cm girth)
- Proposed feature trees to public open spaces Extra Heavy Standards (12-14cm, 14-16cm, 18-20cm girth), Heavy Standards (12-14cm girth) and multi-stems
- Proposed street trees Heavy Standards (12-14cm girth) and Extra Heavy Standard (18-20cm girth)
- Proposed trees to courtyards, lanes and incidental planting Extra Heavy Standards (16-18cm and 18-20cm girth), Heavy Standards (12-14cm and 14-16cm girth), multi-stems and Advanced Nursery Stock
- Proposed Advanced Nursery Stock native trees to landscape buffers Standards and multi-stems within mixes of transplants, whips and feathered trees. Species labelled as part of mix.

All tree sizes are subject to nursery stock availability - where alternative sizes are required this shall be approved by Arun DC.

- Hedge planting
- Native woodland edge and thicket planting mixes
- Ornamental shrub and herbaceous planting mixes
- Ornamental shrubs and herbaceous 'doorstep' planting mixes to private gardens addressing streets Refer to separate private garden planting plans for details of species, specification and density of each mix
- Willow tunnel
- Specimen shrubs
- Climbing plants
- Marginal and aquatic planting to SUDs basins
- Native species-rich meadow (and restoration of some existing neutral grassland) Emorsgate mix EM1
- Pictorial Meadow Turf 'Bee Happy' mix
- Amenity grass Emorsgate mix EG22
- Species-rich lawn to front gardens Emorsgate mix EL1 Flowering Lawn mix
- Wetland meadow to swales and SUDs basins Emorsgate mix EM8 Meadow Mixture for Wetlands
- Private back gardens To include amenity grass lawn and paved patio. Other shrub and/or herbaceous planting may be incorporated at the developer/owner's discretion.

NOTES:

This drawing should be read in conjunction with all other landscape drawings and information. This drawing is prepared for the purposes of Planning only and is not intended for use for construction.

This drawing and the works depicted are the property of Huskisson Brown Associates (HBA). Copyright is reserved by them and the drawing is supplied on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorised person either wholly or in part without the consent of HBA.



Rev.	Date	By	Description	Ckd	Aprd
B	08.07.22	ER	For Planning	NB	NB
A	13.06.22	ER	Response to SDNPA comments	NB	NB

Drawing Status: PLANNING

1:200
0 2 4 6 8 10m

HUSKISSON BROWN associates
landscape architecture ■ urban design
expert witness ■ environmental planning
Huskisson Brown is the trading name of David Huskisson Associates Limited
17 Upper Grosvenor Road Tunbridge Wells Kent TN1 2DU
tel: 01892 527828 email:office@huskisonbrown.co.uk
www.huskissonbrown.co.uk

All dimensions to be checked on site

Client: CALA (South Home Counties) Ltd / Bellway Homes Ltd

Project: Land North of Waterlane, Angmering

Drawing: Soft Landscape Plan

Sheet 20 of 34 | Scale: 1:200 @ A1

Date: 11.01.21 | Drawing No.: HBA-875-220 | Rev.: B

File location: P:\875 - Waterlane\Drawings\HBA\Current Drawings

robert west.
proesgroup

Rail
Marine
Infrastructure and Transport
Renewables

Appendix K – Planning Decision Notice

PLANNING APPLICATION REPORT

REF NO: A/40/18/OUT

LOCATION: Land North of Water Lane
Angmering

PROPOSAL: **Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.**

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This outline planning application is for up to 525 dwellings and 3 hectares (gross) of employment land located to the north of Water Lane, in Angmering. This site is one of the three sites that make up the Angmering North Strategic Allocation. The applicant has submitted parameter plans indicating the density of development, and the heights of buildings on the site. An indicative (illustrative) layout plan has also been submitted which demonstrates a potential layout which would also include play areas including 1 Neighbourhood Equipped Area of Play (NEAP), 2 Local Equipped Areas of Play (LEAPs) and 7 Local Areas of Play (LAPs); informal open space; pedestrian and cycling links; and 2 SuDS attenuation basins.

The access detail is not to be reserved. The two proposed vehicular accesses to the site are directly off Water Lane and Dappers Lane. The vehicular access from Water Lane would utilise the existing site access to the motor racing circuit. The Dappers Lane vehicular access would serve 37 dwellings. There would be pedestrian/cyclist access at the vehicular access onto Water Lane; and at the vehicular access onto Dappers Lane. There would be a further two pedestrian/cyclist accesses onto Dappers Lane. The pedestrian/cyclists access south of Culberry Nurseries on Dappers Lane would also function as an access for buses and the emergency services. The proposed development includes a new wide footway on the western side of Dappers Lane to connect the site access to Merryfield Crescent and Water Lane. Two highway junction improvement schemes have been proposed: 1) to construct a roundabout at the A280 / Water Lane junction; and 2) a two-lane entry on the A280 South West approach to the A280 / Titnore Lane / A27 roundabout.

Appearance, layout, scale and landscaping are reserved matters for future approval.

SITE AREA

32.9 hectares

RESIDENTIAL DEVELOPMENT DENSITY	35 dwellings per hectare
TOPOGRAPHY	Predominantly flat, but the site is sloping in a series of terraces from north to south.
TREES	There are a large number of trees on the site, including an avenue of mature trees leading up to the motor racing circuit; and individual trees in the existing hedgerows that bound the fields within the application site, and along the boundary with Dappers Lane. There is a tract of ancient woodland east of the application site, known as Groom's Copse.
BOUNDARY TREATMENT	The site boundaries have hedgerows interspersed with trees. The application site is bounded by Groom's Copse and farmland to the east; Dappers Lane, Broadlees Residential Care Home and commercial developments and housing estates to the west including sites subject to planning applications for housing developments at Greenways, Merry England Nursery, Crete Nurseries and the Laurels; Water Lane to the South; and the A27 to the north.
SITE CHARACTERISTICS	The site comprises agricultural land in arable and livestock grazing use and a portion in the north east corner of the site accommodates a motor racing circuit.
CHARACTER OF LOCALITY	The site is bounded to the north by the A27; to the south by Water Lane; and to the west by Dappers Lane with existing businesses and residential properties. The land to the south of Water Lane has outline planning permission (A/99/17/OUT) for 175 dwellings. There is further residential development to the south off Roundstone Lane in Angmering. The area is rural in character with the South Downs National Park to the north of the site beyond the A27 and to the south east beyond the A280, including Highdown Hill.

A screening opinion was issued in April 2017 confirming that no Environmental Impact Assessment (EIA) was required.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council

Object.
- Applications A/40/18/OUT and A/99/17/OUT should be considered together enabling appropriate infrastructure provision.
- It is premature to determine this outline planning application prior to adoption of the Local Plan.
- The site has the potential for further flooding. Water will flow from the site and flood the village.
- The 3 hectares of employment land has been reduced to 1.5 Ha Net, with the remaining 1.5 Ha shown for flood mitigation measures.
- There is a need for light industrial uses with small (start-up) units for small businesses; which would

help replace employment uses in Dappers Lane and Water Lane.
- The proposal includes a number of 3 storey buildings that would be visible from the National Park, which is unacceptable as it would be impossible to mitigate by planting a few trees.
- No evidence has been submitted regarding safe routes to schools.
- How would the bus access into the site from Dappers Lane be managed and closed to other traffic?
- The so-called affordable units are not affordable to local people.

Angmering Parish Council submitted a second letter objecting to the proposed development on the grounds of:
- Flooding;
- Lack of employment provision in Angmering;
- Deliverability of the primary school;
- Landscape impact of the proposed development on the South Downs National Park;
- Provision of affordable housing;
- Suburbanisation of Dappers Lane;
- Impact of the proposed development on Water Lane; and
- Need for increasing the numbers of medical staff at the local surgeries before any new development is agreed or started in the catchment area.

Angmering Parish Council submitted an email raising concerns about the provision of a new primary school and the need for a back stop if the site at Bramley Green and Mayflower Court cannot be delivered; the efficiency of the proposed surface water measures to prevent flooding and ensuring that the Angmering Flood Risk Management Project addresses the flooding issues in the village; the need for a link road between Roundstone Lane and the A280 (i.e. an A280 Link Road); the concern that 3 storey blocks of flats would be permitted along the boundary of the site, which would be highly visible from the National Park; and ensuring that Angmering receives its fair share of developer contributions in the S106 Agreement.

13 letters of representation objecting to the proposed development on the following grounds:

- The proposed development is premature and should wait for the adoption of the Local Plan.
- The site as being outside the built up area boundary (BUAB) in the Neighbourhood Plan.
- The flood risk to those houses downstream of the proposed development cannot be completely mitigated.
- The impact on the National Park cannot be mitigated even with a large buffer zone. The houses would be clearly visible from the National Park.
- The view from Angmering Village towards the National Park would be compromised by the proposed development.
- The proposed development would negatively impact upon the National Park in respect of its Dark Skies designation and light pollution.
- There are no pavements connecting the application site with Angmering Village.
- The vehicular access is via Water Lane, which is congested during peak times by drivers leaving the southbound A280 and driving through the centre of Angmering to avoid the long queues at the A280/A259 junction.
- The northern section of Dappers Lane is hazardous, being de-restricted, only 3.5 metres wide and having blind bends and no footpaths. Dappers Lane is regularly used by walkers, joggers and cyclists and horse riders as the main access to this part of the National Park.
- There would be a bus access to the site from Dappers Lane; which should be either open to all vehicles or closed to all vehicles (except in an emergency.
- The area has suffered immensely from developments which remove mature trees and woodland and replace them with immature saplings.
- The health centre and schools are at capacity. Patients at Angmering Medical Centre typically have to

wait for 4 weeks or longer for a GP appointment.
- A new two or three-form entry, secular primary school must be opened before any further residential development is granted in Angmering.
- There is no need for new houses in this area as the current houses are not selling.
- The proposed development is cramped with buildings close together and small gardens.
- There is currently local employment on this site, which would be removed. More than half of Angmering workers travel to jobs in Worthing, Horsham and Chichester.
- Angmering is no longer a village.
- There is an increased flood risk. Flows in the Black Ditch already exceed the highway culvert capacity and flooding to people and property results. Suitable storage should be provided and discharge routed so that it does not increase flood risk to others.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and issues addressed in the Conclusions section below.

A meeting was held between ADC officers and representatives from Angmering Parish Council on Tuesday 5th February 2019 at the Parish Council offices and the issues raised in the email were discussed and clarified. The provision of the primary school and the back stop scenario are picked up in the draft S106 Agreement. Surface water drainage and flood mitigation, the A280 Link Road, the heights of the buildings on site and ensuring developer contributions go to Angmering have been addressed in the Committee report.

The comment that the proposed development is premature and should wait for the adoption of the Local Plan is now historic as the Local Plan has been adopted.

CONSULTATIONS

Highways England

WSCC Strategic Planning

Environment Agency

Surface Water Drainage Team

Environmental Health

Parks and Landscapes

Southern Water Planning

Economic Regeneration

Planning and Housing Strategy

Engineering Services Manager

Engineers (structural)

Ecology Advisor

NHS Coastal West Sussex CCG

South Downs National Park

Conservation Officer

Archaeology Advisor

Cultural Development

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:
Highways England initially requested additional information regarding the potential impact on the safe and efficient operation of the A27. Highways England is satisfied with the additional information and has requested the imposition of a condition regarding the improvement works at the A280/A27/Titnore Lane junction. Highways England has confirmed that it no longer requires the applicant to undertake/contribute for the highway mitigation works at the Causeway Roundabout, at Arundel.

LOCAL HIGHWAY AUTHORITY:
No objection.
The Local Highway Authority is satisfied with the submitted Transport Assessment and the Stage 1 Road Safety Audit. The Local Highway Authority has requested the imposition of conditions regarding a Construction Management Plan, a detailed Travel Plan, the vehicular access serving the site, the provision of car parking spaces and secure cycle parking spaces and the surfacing of the Public Right of Way (PROW No. 2149).
A Section 106 Agreement should include:
- Highway works to the A259 corridor improvement scheme.
- Highway works to A280 / Water Lane involving the construction of a roundabout junction.
- Highway works to A27 / A280 / Titnore Lane to widen the approaches to the junction.
- Highway works to Dappers Lane.
- Provision of dropped kerbs and tactile paving along Merryfield Crescent; tactile paving to be provided to cross to Chantryfield Road; provision of tactile paving on Pine Trees Close and Furzefield Close; and provision of dropped kerbs on Garden Close.

ENVIRONMENT AGENCY:
As the site is located in Flood Risk Zone 1 the Environment Agency should not be consulted on this application and therefore have not provided a response.

ADC ENVIRONMENTAL HEALTH:
No objection.
Environmental Health requires the provision of acoustically treated mechanical ventilation to the facades of all houses facing onto the A27 and Water Lane and commercial properties accessed off Dappers Lane. Noise mitigation measures, including acoustic barriers are required in relation to the industrial units off Dappers Lane and noise from the A280 and A27. Environmental Health has requested conditions regarding external lighting, the submission of a Construction Management Plan, restricting hours of operation, the submission of an air quality assessment, and the requirement for the provision of Electrical Vehicle Charge points. The site encompasses the motor racing circuit and the imposition of contaminated land conditions is requested.

SOUTHERN WATER:
No objection raised subject to the imposition of conditions.
There is a public water trunk main within the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. Initial investigations indicate that there are no public surface water sewers in the area to serve the proposed development. Alternative means of draining surface water from this development are required, which should not involve disposal to a public foul sewer. Southern Water can provide a water supply to the site.

WSCC FLOOD RISK MANAGEMENT:
No objection.
The majority of the site is at a low risk from surface water flooding although there are small areas of

higher risk associated with field boundaries and impermeable surfaces currently on site. Any existing surface water flow paths across the site must be maintained. The proposed development site is shown to be at low risk from ground water flooding. The submitted Flood Risk Assessment says that attenuation with controlled discharge to the watercourse system would be used to drain the surface water from the development. WSCC has requested a developer contribution of £54,600 towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering.

ADC DRAINAGE:
No objection.
Winter groundwater monitoring is required to be completed, which will demonstrate if infiltration is viable, and if infiltration is not viable monitoring is required to demonstrate the risk of flotation is adequately taken account of in attenuation design. At detailed design stage it will need to be demonstrated that the risk of flotation has been appropriately mitigated for and that sufficient free volume for water storage is available. Attenuation basin 'A' should be kept shallow and unlined to allow for a little infiltration when conditions allow.

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA):
The SDNPA made comments on the principal of the strategic allocation (SD9), through the consultation on the modification to the Arun Local Plan in May 2017 and February 2018. The principle of the development has therefore already been considered and commented on. The proposed direct access from the site to Dappers Lane is supported. The National Park is designated as an International Dark Sky Reserve and consideration is required to limit the use of lighting to reduce light pollution. The large area of open space on the northern boundary of the site is a significant asset but is not suitably linked to the development, visually or physically. The proposed linear park is a corridor rather than a useable feature tying the scheme together from north to south; and the public open space including play areas needs to be integrated into the development.

ADC HOUSING:
No objection.
The proposed provision of 158 affordable homes on the site complies with the policy requirements in the Local Plan for 30% affordable housing. The proposed tenure split is acceptable at 75% affordable rent and 25% intermediate housing. The proposed affordable tenure mix is acceptable. As at March 2018, there were 1,325 households in housing need on the Council's housing register. The affordable housing should be provided in clusters of no more than 20 dwellings across the whole development and be indistinguishable from the market housing.

ADC ECONOMIC DEVELOPMENT:
No objection.
Economic Development would be pleased to be involved in the decision regarding the size of the proposed individual units; as it has good links with local businesses and is often asked to identify suitable accommodation for growing companies. The developer should sign the Arun Developer and Partner Charter as well as providing and implementing an Employment and Skills Plan.

ADC ENGINEERS (STRUCTURAL):
No structural comments to make at this stage.

ADC ARCHAEOLOGY:
No objection.
A condition is recommended enabling the implementation of a programme of trial trenching prior to development.

ADC CONSERVATION OFFICER:
No objection.
The application site is located some distance from the Conservation Area. It is noted that screening is proposed for the southern boundary, which would reduce the impact of any proposed development from the street-scene. As a consequence, it is not considered that the proposal would impact upon the Conservation Area.

ADC GREENSPACE:
No objection.
The new Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' suggests a requirement of 4.03 hectares to be provided on a site providing 525 residential units. The proposed development would provide an overall total of 10.03ha of open space. The open space along the northern boundary of the site needs to be integrated through better connectivity with the housing to the south. The employment land in the south east corner requires the open space to be laid out to compliment the layout of the industrial buildings. The indicative layout plan identifies a number of possible locations for a NEAP, LEAPs and LAPs across the site.

ADC ARBORICULTURE:
Object.
There is insufficient detail at this stage to guarantee that significant trees would be retained and afforded the necessary level of respect and protection to ensure their ongoing health and vitality. No Tree Protection Plan or detailed Arboricultural Method Statement (where Root Protection Area incursion is unavoidable) has been provided. The proposed layout plan does not seek to retain those few significant individual trees of quality and/or landscape value. The ADC Arboricultural Officer recommended the making of a Tree Preservation Order (TPO) to preserve 7 individual trees within the application site.

ADC ECOLOGY:
No objection.
A Landscape and Management Plan (LEMP) is required. The lighting scheme will need to consider the presence of bats. A 20 metre buffer must be maintained from the badger sett within the site; and a full management plan for the sett should be submitted as part of the reserved matters application. A condition should be imposed to ensure the mitigation measures proposed in the submitted Dormouse Survey take place. ADC Ecology endorses the proposed package of ecological enhancements that would be implemented on the application site.

COASTAL WEST SUSSEX CLINICAL COMMISSIONING GROUP (CCG)
Planning permission should not be granted without an appropriate contribution to local health infrastructure to manage the additional load on services directly incurred as a consequence of the proposed development. Without associated infrastructure, the CCG would be unable to sustain sufficient and safe services provided in the area and would therefore have to object to the proposed development. The CCG has requested a developer contribution of £575,184 towards the expansion of existing facilities at The Coppice GP Surgery or where existing site constraints and/or building conditions restrict further development, to include these necessary and additional works as part of a new integrated community hub at a new site/expand existing site which will serve the catchment population of this proposed development.

SUSSEX POLICE:
Sussex Police are requesting developer contributions totalling £95,534.76 for the following:
- £7,107.09 towards officer start-up equipment cost in the Angmering Neighbourhood Policing Team.
- £9,009 towards officer start-up recruitment and training in the Angmering Neighbourhood Policing Team.
- £1,773.10 towards staff start-up equipment cost at Littlehampton Police Station.

- £901 towards staff start-up recruitment and training at Littlehampton Police Station.
- £58,737.07 towards the cost of accommodating a minimum of 2.5 additional officers/staff (which are required to police this development) at Littlehampton Police Station.
- £18,007.50 towards the vehicle fleet in the Angmering Neighbourhood Policing Team.

WSCC INFRASTRUCTURE:
WSCC is requesting developer contributions towards:
- Education: No spare primary / secondary / further secondary schools in catchment areas have spare capacity to accommodate the children generated. Formula based contribution into S106 Agreement so that the education contribution may be calculated at a later date. The contributions generated by this proposal shall be spent on a new early years facility serving Angmering; a new primary school serving Angmering, it is intended that Angmering Parish Council will provide 2 hectares to accommodate the early years and 2FE primary school requirements with the site to be sized to allow future expansion to 3FE. If this is not forthcoming, the land will need to be provided by the developer. A financial contribution is required towards Phase 1 of the new secondary school serving Arun; and a contribution towards future expansion at the Angmering School Sixth Form.
- Library: A contribution generated by this proposal shall go towards the development and enhancement of existing services at Angmering Library.
- Fire and Rescue: Formula based contribution into S106 Agreement so that the fire service contribution may be calculated at a later date. The Fire and Rescue Service Contribution should be used towards the re-development of Littlehampton Fire Station.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and issues addressed in the Conclusions section below.

POLICY CONTEXT

Designation applicable to site:
Within a Strategic Allocation in the Local Plan.
Within the Built Up Area Boundary (BUAB) in the Local Plan.

DEVELOPMENT PLAN POLICES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitagation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HDM1	H DM1 Housing mix
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERDM6	HER DM6 Sites of Archaeological Interest
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations

HSP2C	H SP2c Inland Arun
EMPSP3	EMP SP3 Strategic Employment Land Allocations
HWBSP1	HWB SP1 Health and Wellbeing
INFSP1	INF SP1 Infrastructure provision and implementation
LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QEDM4	QE DM4 Contaminated Land
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
SODM1	SO DM1 Soils
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

Angmering Neighbourhood Plan 2014 POLICY EH3	Flood Prevention
Angmering Neighbourhood Plan 2014 POLICY CLW1	Provision of a Youth Centre
Angmering Neighbourhood Plan 2014 POLICY CLW4	Health Facilities
Angmering Neighbourhood Plan 2014 POLICY HD1	Built-up Area Boundary
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 EH2	Protect the Landscape setting of the South Downs National Park
Angmering Neighbourhood Plan 2014 POLICY TM2	Cycling Walking & Equestrian

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

The Neighbourhood Development Plan:
Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton; Ford.

Relevant Angmering Neighbourhood Plan (ANP) policies have been taken account of and are addressed in the Conclusions section of this report.

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."

The proposal is located in a strategic allocation (SD9) within the built-up area boundary and complies with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:
The development plan for Arun District comprises the Arun District Local Plan (2011-2031) and the Angmering Neighbourhood Plan (2014-2029).

Policy H SP1 of the Local Plan sets out the overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. This Policy allocates 800 units to be provided in the Angmering North strategic allocation. The application site (A/40/18/OUT), comprising Land North of Water Lane Angmering, constitutes part of a strategic allocation (Angmering North) in Policy H SP1; and the 525 houses proposed in this outline planning application would contribute towards the overall total of 800 units.

The Angmering Neighbourhood Plan (ANP) was made (adopted) on 11th March 2015 on the basis of the saved policies in the former Arun Local Plan (2003) and the policies in what was the emerging Local Plan in 2014. The site is located outside the built-up area boundary for Angmering as identified in the Neighbourhood Plan and is therefore contrary to Policy HD1 (Built-up Area Boundary) of the ANP. The application site is therefore classed as countryside by the ANP; and the outline planning application conflicts with the ANP. However, the built-up area boundary has been amended on the Policies Map in the Local Plan (2011-2031). The application site is now located within the BUAB. Consequently, the proposed development is contrary to the Neighbourhood Plan, but the BUAB boundary has been revised and the proposal is considered to be acceptable in accordance with the newly adopted Local Plan. The test in Section 38(5) of the Planning and Compulsory Purchase Act, 2004: "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". The BUAB policies in the Local Plan are to be considered in favour of those in the Neighbourhood Plan.

Policy H SP2 of the Local Plan says that "Development proposals within the Strategic Site Allocations must be comprehensively planned". The proposed development would constitute one of the three sites that comprise the Angmering North Strategic Allocation in the Arun Local Plan, in combination with Land South of Water Lane (A/99/17/OUT) and Land off Dappers Lane. As the three sites are physically separate, the aspects which would benefit from a comprehensive masterplan are limited, nonetheless, an integrated masterplan has been produced which shows how the North and South Water Lane sites could be developed and an assessment of this is provided in the Technical Matters below. The highway mitigation measures and pedestrian/cycle enhancements have also been planned for both of the sites together, as set out in further detail in the transport section of the report.

The outline planning application includes parameters plans (and an indicative layout plan). Whether or not the applicant has identified a clear definition between the built-up area and the countryside, in accordance with Policy H SP2(b) will be assessed in the conclusion section below. The applicant has submitted an Ecological Report and a Landscape and Visual Impact Appraisal and they are assessed in detail in the Technical Matters below to evaluate whether or not the natural environment, landscapes and biodiversity are protected and conserved by the proposed development, in accordance with Policy H SP2(c). The Design and Access Statement is assessed in more detail in the conclusion section below to evaluate whether it ensures that the proposed mixed use development incorporates high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces, in accordance with Policy H SP2(d). Whether the proposed on-site green infrastructure identified in the Design and Access Statement, including the Landscape Strategy ensure the proposed development complies with Policy H SP2(e) in terms of extending, enhancing and reinforcing strategic green infrastructure and publicly accessible open space is evaluated in the conclusion section of this report below.

This outline planning application does not include the provision on-site of a new community hub as no hub has been identified as being required to be provided by any of the infrastructure providers including Arun District Council, consequently Policy H SP2(f), Policy H SP2(h) and Policy H SP2(i) do not apply. This outline planning application site would not have its own facilities provided (e.g. library, doctors, schools etc), and it would be reliant on the existing centre to provide these facilities and make sure there are improvements where required, including the provision of a new primary school off-site, in accordance with Policy H SP2(g).

A number of financial contributions will be secured towards infrastructure provision via the S106 agreement. These contributions are detailed in the attached Heads of Terms and considered in detail later in the conclusion to this report. However, based upon the contributions to be secured it is considered that the proposals will accord with Policy H SP2 (n) of the Arun Local Plan. The Infrastructure Delivery Plan (IDP) 2017 does not identify the requirement for any district wide infrastructure to be incorporated as part of the strategic allocations at Angmering and as such the proposal does not conflict

with Policy H SP2 (p) and (q) of the Arun Local Plan.

The applicant has submitted a Walking and Cycling Connections Plan which illustrates how the site would link up with the existing pavements and cycleways in Angmering to ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport, in accordance with Policy H SP2(j). The proposed developer contributions to the local highway network would comply with Policy H SP2(k). The submitted Flood Risk Assessment ensures that the proposed residential development would positively respond to sustainable water management, in accordance with Policy H SP2(l). The landscape assessments carried out during the determination of this outline planning application would ensure that the proposed mixed use (residential and employment) development on the site maintains views from the South Downs National Park, in accordance with Policy H SP2(m).

Policy H SP2c of the Local Plan focusses on "Inland Arun" and includes the Angmering North strategic allocation (SD9) and sets out specific criteria that planning applications within this specific strategic allocation will be required to meet. The draft S106 Agreement includes developer contributions towards services at Angmering Library, in accordance with Policy H SP2c(a) of the Local Plan. The applicant is prepared to provide a developer contribution in the draft Section 106 Agreement towards extending the existing local village health facilities in the locality, in accordance with Policy H SP2c(b) of the Local Plan. The applicant is prepared to provide a developer contribution towards early years provision alongside the primary school provision, in accordance with Policy H SP2c(c). A developer contribution towards the new school on land at Bramley Green and Mayflower Park will be secured, in accordance with Policy SP2c(d), and the issues relating to the delivery of the school site are discussed in the infrastructure section of the report. The applicant has submitted a Landscape and Visual Impact Assessment with the outline planning application which has been appraised and the mitigation measures are assessed in the conclusion section below, in accordance with Policy H SP2c(e).

Consequently, the outline planning application demonstrates how it meets criteria a) to d) of Policy H SP2c regarding exploring opportunities to provide library access; extend the existing local village health facilities in the locality; contribute to accommodation for nursery places; and primary school provision, respectively.

STRATEGIC EMPLOYMENT LAND ALLOCATION
Policy EMP SP1 of the Local Plan identifies "the provision of new high quality employment sites: strategic employment land allocations in Bognor Regis, Littlehampton and Angmering".

Policy EMP SP3 of the Local Plan allocates employment land amounting to 3.0 hectares (gross), west of the A280, north of Water Lane in Angmering (Site No. 7). Policy EMP SP3 says:
"Development of site 7 at Angmering will need to be designated as part of the strategic housing allocation (SD9). Due to the close proximity to the South Downs National Park, proposals for the employment allocation will need to demonstrate that the proposal:
- is located in an easily accessible part of the site, in close proximity to the A280;
- is developed in such a way so that it will not have a detrimental impact upon the setting of the South Downs National Park;
- ensures that flood risk is satisfactorily mitigated; and
- integrates transport measures."

The size of the Commercial Park in the south east corner of the application site is 3ha (gross) for employment and the amount of floor space shown is 6,000 square metres. However, this includes the attenuation area/ open space to the west and therefore the net site area for the employment use is approximately 1.8ha. The figure of 6,000 square metres is based on the footnote in Policy EMP SP3 of the Arun Local Plan which says: "a standard plot ratio of 0.4 shall be applied to the gross site area to calculate the approximate floorspace that could be accommodated. The resulting floorspace shall then

be discounted by 50% to account for the sensitivities of this site which borders the South Downs National Park". The purpose of the reduced floorspace area relative to the site area is to ensure that the landscape impact on the SDNP is acceptable - allowing additional space for buildings to be lower heights and less dense, rather than higher buildings and a dense form of development which would have a greater landscape impact. The Landscape and Visual Impact Assessment assessed the impact of the employment area on the SDNP and concluded that mitigation measures, including structural planting along the southern edges of the employment area would screen the development from the south. This is illustrated on the Landscape Strategy in the revised Design and Access Statement. The Design and Access Statement also sets out the proposed character of the Commercial Area. This includes blocks which step down in height closest to the residential areas, perimeter blocks with a variety of footprints to reduce the visual bulk of the development, screening planting, and a height restriction of 12m ridge heights.

The employment buildings need to be well screened along the southern and eastern boundary of the site to mitigate views from Highdown Hill in the South Downs National Park. The layout of the employment buildings has also been amended by re-arranging them to fronting onto the attenuation basin; which would make the attenuation basin a feature of the Commercial Park.

The floorspace proposed consists of Class B1 uses (which includes offices, research and development, appropriate light industry). Policy EMP SP3 doesn't specify the mix of employment uses that would be anticipated on this site and given the proximity of the employment area to the residential development on the site, it is considered that Class B1 uses would be the most appropriate uses on the site.

It is considered necessary to impose a condition restricting the ridge height of the employment buildings to 12m and no more than 2 storeys, limiting the uses to B1 office due to the proximity to the South Downs National Park and to a development that would include 525 new dwellings. This mitigation would ensure that, despite the reduction in the gross site area, the site can accommodate the required floorspace of 6,000 square metres without a negative impact on the setting of the SDNP. The detailed design of the units at reserved matters stage should take into account and respond to the sensitivity of the setting.

The Commercial Park is located in close proximity to the A280, which is accessed directly off Water Lane and is therefore in an accessible part of the site in accordance with Policy EMP SP3. The Policy also requires the integration of 'smarter choices' transport measures. These relate to employment travel plan schemes which provide people with practical methods to reduce car journeys, through cycle schemes and car sharing in order to reduce travel demand. The submitted Framework Travel Plan excludes employment development therefore a condition is recommended to ensure that prior to occupation of the employment floorspace a detailed Employment Travel Plan is prepared and implemented in order to meet the requirements of EMP SP3.

The mitigation of flood risk required by EMP SP3 is assessed in the surface water flooding section below.

Subject to the imposition of conditions, the proposed employment part of the mixed use development is considered to be acceptable and complies with Policy EMP SP3 and Policy H SP2c(f) of the Local Plan.

Conclusion on Principle

The principle of residential development on the application site, which comprises part of the Angmering North strategic allocation is acceptable. Sufficient information has been submitted to demonstrate that the proposed development would contribute to the delivery of a comprehensively planned Angmering North strategic allocation (SD9). The proposed development includes effective connectivity of transport modes including walking and cycling within the site and into Angmering Village, together with connectivity to the public transport network, in compliance with Policy H SP2(a) and Policy H SP2(j). The Design and

Access Statement includes information illustrating the provision of a high quality development, but the indicative layout plan fails to translate this to create a sense of place with a distinctive, high quality landscape-led development. The submitted Ecological surveys ensure that the natural environment and biodiversity are protected and conserved and it is considered to be acceptable in accordance with Policy H SP2(e) and Policy H SP2(m) of the Local Plan.

TECHNICAL MATTERS

AGRICULTURAL LAND

Part of the site is identified as Grade 1 agricultural land and representations have raised the loss of agricultural land as an issue. However, part of the site is a motor racing circuit. Grade 1 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 development will not be permitted on this type of land unless 'designated by this plan' or unless the need for the development outweighs the need to protect such land in the long term. It is important to note that residential development in the District will inevitably involve the loss of best and most versatile land and that mitigation measures can be adopted to preserve the soil resource.

Overall, the loss of the agricultural land is permissible as there is an overriding need for the development. It also accords with Policy SO DM1 of the Local Plan as an allocated site.

LANDSCAPE

The statutory purposes of the National Park are:

1) to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and
2) to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

It is a duty of the LPA to assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Paragraph 172 of the NPPF (February 2019) sets out the Duty of Regard for LPAs when dealing with planning applications within or affecting the setting of a National Park: "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks". Policy HD5 of the Angmering NP says: "New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park."

A Landscape and Visual Impact Assessment (LVIA) which was submitted with the outline planning application concluded that overall the proposed development would result in a moderate adverse landscape effect on the Ecclesden Hills Landscape Character Area, the South Downs National Park (SDNP) and Groom's Copse Ancient Woodland. Public footpath 2149 was also considered to experience a moderate adverse effect. The LVIA concluded that any views of the South Downs National Park would be limited to those areas east of the site and would be limited to glimpses of roofs over the existing vegetation. These views would be further filtered by the mitigation planting along the southern boundary of the site, proposed in the Landscape Strategy in the revised Design and Access Statement. The eastern edge of Angmering is visible from within the National Park but it is separated from the boundary of the Park by Groom's Copse, the A280 corridor and agricultural land. Built development is currently

visible from this part of the National Park and is established as part of the landscape character. This includes the current effects of lighting, noise and loss of tranquillity from the built-up areas of Angmering. Any new development on Land North of Water Lane (i.e. the application site) would also be seen in this context. The Arun Landscape Capacity Study (2017) recognises the corridor of the A280 as a containing feature; and the applicant is proposing a substantial landscaped buffer measuring 15 metres deep along the eastern boundary of the site; together with a substantial landscaped buffer along the northern boundary of the site with the A27.

A Memorandum of Understanding (an MoU) was prepared and agreed in September 2017 by both Arun District Council and the South Downs National Park Authority (SDNPA) to assist in the resumption of the Examination in Public into the new Local Plan. In the spirit of the MoU and paragraph 172 of the NPPF (February 2019), it is fundamental that ADC works with the SDNPA and the applicant at an early stage of the Reserved Matters application to ensure that the design of the scheme is 'landscape led'.

LOCAL PLAN INSPECTOR'S COMMENTS ON LANDSCAPE ASSESSMENT AND VIEWS FROM NATIONAL PARK

The Inspector stated "some of the sites at Angmering North (those bordering the South Downs National Park) are shown to have 'substantial' landscape sensitivity and 'low capacity' for development. The Inspector said that the sites are particularly visible from the publicly accessible elevated ground at Highdown within the National Park but he could not see any specific analysis of viewpoints/receptors from this direction in the Landscape Capacity Study, 2017. The Inspector noted that the National Park Authority did not object to the allocation subject to the inclusion of an additional criterion within Policy H SP2c on landscape appraisal.

A viewpoint assessment was carried out by the Council. The Viewpoint Assessment concludes that the effects on the setting of the National Park are geographically limited and most residual effects would be capable of being mitigated by a generous planted mitigation buffer.

It is considered that the proposed 15 metre wide landscape buffer along the eastern boundary of the site with Groom's Copse is sufficiently thick to provide the screening required in the LVIA and to address the Inspector's concerns. This is consistent with the Memorandum of Understanding that exists between ADC and the SDNPA which was before the Inspector. To assist the development of the buffer and provide a more immediate effect a condition has been agreed with the applicant that requires the buffer to be planted using a mixture of plant sizes. The planting of advanced nursery stock and a small percentage of semi-mature trees in the woodland planting would reduce significantly the time required to create a substantial planted screen.

The Landscape Strategy also includes proposed planting to screen views from the SDNP (in addition to the landscape buffer). This is identified as needing to be a minimum of 6m wide to the southern edge of the residential and employment areas to screen development from the south and would include a mixture of native shrub and tree species. Due to the importance of landscape screening to mitigate the impact of development, the proposed condition refers to this screening in addition to the landscape buffer.

Consequently, the LPA considers that the proposed landscaped buffer along the northern boundary of the site with the A27; and the landscape buffer along the eastern boundary of the application site incorporating advanced nursery stock and semi-mature trees would both together mitigate the visual impact of the residential development and ensure that the current outline planning application accords with the NPPF, Policy HD5 (Built Form) and EH2 of the Neighbourhood Plan and Policy LAN DM1 and Policy H SP2 and Policy H SP2c (e) of the Local Plan.

ILLUSTRATIVE LAYOUT AND DESIGN

Policy D DM1 of the Local Plan requires proposed developments to "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".

Policy D SP1 of the Local Plan requires "all development proposals should be of good quality and demonstrate a high standard of design". Policy EMP DM1 of the Local Plan refers to a high standard of design and landscaping appropriate to the context. 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".

The Design and Access Statement (DAS) provides an analysis of the site area and the wider context, providing a character analysis of traditional buildings in Angmering Village including the Conservation Area and the newly built estates on Roundstone Lane. The DAS includes principles of development and it sets out how the design for the site evolved taking into account key opportunities and constraints.

The DAS addresses the following issues, which would be a matter for the detailed Reserved Matters stage, but provides an indication of the ability to deliver an acceptable scheme:

Character and Appearance
The revised Design and Access Statement includes 5 distinct character areas, 4 of which are focussed on the residential areas of the site and the fifth is the employment area: The Gateway Avenue running north/south from the site entrance on Water Lane up through the site linking all of the housing character areas, The Village which is located on both sides of the Gateway Avenue, The Parkland Edge which is located at the northern end of the Gateway Avenue and is bounded to the north by the large area of open space proposed along the boundary with the A27, and the Woodland Edge which is situated in the eastern part of the site adjacent to the boundary with Groom's Copse. The employment area in the south east corner of the application site is referred to as the Commercial Park.

A materials palette has been submitted in the revised Design and Access Statement which includes flint work, wall and roof tiles, brick types and details of windows and porches for the houses in all 4 of the residential character areas. The materials palette has been prepared based on the existing building styles and architectural details of buildings in Angmering. The materials palette is considered to be acceptable as it would ensure a high quality built development on the application site; and it provides a framework for the details of the scale and appearance of the dwellings which would be submitted at the reserved matters stage.

The revised Design and Access Statement includes a street hierarchy comprising a Primary Avenue (running north/south through the site alongside a linear park linking the public open space near the A27 with the Gateway opportunity area at the site entrance off Water Lane. The Primary Avenue would lead into a Secondary Avenue / Street; which would lead off into the Residential Street; which would lead on to the Lane / Homezone; which ends in Private Courts / Drives. This hierarchy is considered to be acceptable in ensuring legibility of movement within the site.

The applicant has submitted an indicative layout plan which has been revised several times. However, the 4 residential Character Areas in the Design and Access Statement (The Village, The Gateway Avenue, the Parkland Edge and the Woodland Edge) do not appear visually to have been followed through and transposed onto the indicative layout plan. The densities of the residential development across the site which are depicted on the parameters plan, which are considered to be acceptable have not been transferred clearly onto the indicative layout plan. The layout plan should show higher densities closer to Angmering Village, with lower densities in the northern and eastern parts of the site. The indicative layout plan shows open spaces with the Local Areas of Play (LAPs) and Local Equipped Areas of Play (LEAPs), but it is considered that these need to be linked up to enhance connectivity and the

Green Infrastructure network on the site. There is a need for the detailed layout plan submitted at the reserved matters stage to locate the equipped play areas (LAPs, LEAPs and the NEAP in prominent locations with landscaped corridors linking them and providing vistas between the play areas. The western arm of the Linear Park (i.e. to the west of the Ecological Enhancement Area) has been removed from the indicative layout plan. The east/west linear park shown on the Concept Plan at pre-application stage should be re-instated. The north/south and east/west linear park needs to be widened as the amount of land occupied by the linear park has reduced substantially since it was first proposed at the pre-application stage.

A Gateway feature is required at the southern entrance to the site. It is considered that an attenuation basin alone does not constitute a gateway feature; and this needs to be shown clearly on any detailed layout plan submitted at the reserved matters stage. Consideration needs to be given to the vistas that should be created when entering the site and travelling through it. Focal buildings need to be incorporated into the Layout Plan that is submitted at the reserved matters stage, with a focal greenspace in the centre of the site alongside the re-located attenuation basin, creating a sense of arrival; thereby assisting with movement and legibility throughout the site.

The topography of the site and the existing landscape framework on and around the site provide a huge opportunity to provide the context for delivery of a distinctive, attractive mixed use development. The Design and Access Statement includes illustrations to support this concept of landscape led design, which is supported. However, it is considered that this landscape-led approach has not been transposed onto the indicative layout plan. This could be a landscape-led development, but the layout plan has the appearance of a homogenous housing estate.

It is considered that the Design and Access Statement and the Parameter Plans provide the requisite framework for a visually attractive, well planned, landscape-led mixed use development on Land North of Water Lane, but the indicative layout plan does not set that development out in a coherent way. If outline planning permission is granted, that the indicative layout plan would not part of the permission and an informative to that effect is recommended.

Subject to conditions, the proposed development as set out in the Design and Access Statement and the Parameter Plans showing the building heights and the different densities of development across the site complies with Policy D DM1, Policy ENV DM4 and Policy H SP2 of the Local Plan and Policy HD4 and Policy HD6 of the ANP.

Density and Scale
Policy D DM1 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 D DM1(13)). 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.

The revised Parameters Plan submitted with the outline planning application now shows higher densities located closer to Angmering Village, with lower densities in the northern and eastern parts of the site, which is acceptable because it is important for the development to have the appearance of a natural extension to Angmering Village.

The Building Heights Parameters Plan shows high buildings, i.e. 2 and a half storey dwellings located closer to the boundary with the village, and not on the eastern boundary of the site. The location of the Commercial Park in the south east corner of the site would be visible from the National Park when viewed from Highdown Hill. It is considered appropriate to impose a condition at this outline planning

stage requiring the height of the commercial buildings not to exceed two storeys in height.

Subject to a condition restricting the height of the buildings on the Commercial Park, the proposed densities illustrated on the Parameters Plan complies with Policy D DM1(13) of the Local Plan and Policy HD7 of the Angmering NP.

AFFORDABLE HOUSING and HOUSING MIX
Policy AH SP2 of the Local Plan says "for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance".

The applicant has submitted a Planning Statement including an Affordable Housing Statement, with the outline planning application. The residential development on the site includes 158 affordable houses (30% provision which accords with the affordable housing policy in the Local Plan), and comprises 75% Affordable Rent and 25% Shared Ownership. The proposed quantum of affordable housing is considered to be acceptable. The detailed tenure mix would be provided at the reserved matters stage. The applicant will need to ensure at the reserved matters stage that the affordable housing would not be clustered entirely in one location on the site.

The LPA requests that the applicant engages with one of the Council's preferred registered partners or an approved non registered partner for the acquisition of the affordable housing. All of the necessary affordable housing requirements will be secured via a S106 Agreement.

The proposed development complies with Policy AH SP2 of the Local Plan.

Policy HD3 of the ANP 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). In addition, to meet the requirements of D DM1 (5) in relation to adaptability for the changing needs of occupants and to meet the needs of the ageing population, 20 properties on site will need to meet the wheelchair accessible standard M4 (3). It is considered that this can be secured adequately via a suitably worded condition.

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 in order to address any future demand."

The outline planning application includes 10.03ha of open space comprising play areas (1.02ha), informal open space (6.10ha), landscape buffer (0.67ha), ecological enhancement area (1.57ha) and SuDS (0.67ha).

It is considered that the provision of 1 NEAP, 2 LEAPs and 7 LAPs on the site as proposed in the indicative layout plan would be acceptable in terms of the quantity of play areas. The proposed NEAP located within the landscaped buffer in the northern part of the site is considered to be good quality, well-spaced, unfenced and occupied by timber play equipment, as proposed in the revised Design and Access Statement. It is understood that the 7 LAPs would generally not include play equipment.

The first LEAP shown on the revised indicative layout plan in the centre of the site appears to have been squeezed alongside the roadway and it is not well connected with the surrounding area. A second LEAP is shown along the western boundary of the site, but it considered that there should be a play area provided serving the southern part of the application site. It is considered that, at the reserved matters

stage, a detailed layout plan should be submitted siting a large area of public open space in a prominent central position alongside the north/south spine road.

The open spaces with the LAPS and LEAPs need to be linked up to enhance connectivity and the Green Infrastructure network on the site. There is a need for the layout plan that is submitted at the reserved matters stage to optimise the location of multi-functional green space and equipped play areas (LAPs, LEAPs).

The applicant has demonstrated that the outline planning application meets the requirements for the provision of on-site public open space in terms of quantity in accordance with Policy OSR DM1(2a) of the Local Plan.

TREES
Policy ENV DM4 of the Local Plan requires developers to provide land and tree surveys (d), a tree constraints plan (e) and an Arboricultural Impact Assessment (AIA) to include a tree protection plan and Arboricultural Method Statement (f), which will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

The Angmering NP includes Policy HD6 whereby "layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged".

The applicant submitted an Arboricultural Impact Assessment, Arboricultural Survey, Tree Constraints Plan and Tree Retention Plan with the outline planning application.

The ADC Arboricultural Officer has objected as no Tree Protection Plan or detailed Arboricultural Method Statement (where Root Protection Area incursion is unavoidable) have been submitted with the application to ensure that significant trees would be retained and afforded the necessary level of protection. However, a detailed Arboricultural Method Statement and Tree Protection Plan will be submitted at the reserved matters stage, and this will be conditioned.

In terms of the indicative layout plan, the ADC Arboricultural Officer has requested that the internal access road be re-aligned to enable the retention of Trees T5, T8, T11 and T20. The ADC Arboricultural Officer has requested that the footway / cycleway link onto Dappers Lane should be re-routed to fully respect the Root Protection Area (RPA) of mature roadside oak trees. This re-routing is not considered necessary as the applicant proposing to widen and improve an existing pavement link onto Dappers Lane, which would not affect the RPA or the crown of the mature roadside oak trees. The indicative layout plan should be re-configured to ensure that the prominent large oak tree at the north west corner of site (T24) is excluded from the garden of a plot; and that the 15 metre radius of the RPA is respected; and this tree (T24) should be incorporated in an area of open space.

Consequently, it is considered that the layout submitted at the reserved matters stage would need to maximise the location and the RPAs of the 7 trees that are the subject of the current Tree Preservation Order (TPO) designation. The location of the 7 trees within domestic curtilages would be discouraged. The 7 trees should be seen as landscape assets and be incorporated within the Green infrastructure network within the application site. The proposed accesses onto Water Lane and Dappers Lane would not be affected by any of the 7 trees that are subject to the TPO.

Subject to the submission of a detailed layout plan at reserved matters stage that respects the 7 trees that are the subject of the current application for a Tree Preservation Order, and subject to a condition requiring the submission of a Tree Protection Plan, the proposed development complies with Policy ENV

DM4 and Policy H SP2 of the Local Plan and Policy HD6 of the ANP.

TRANSPORT
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".

Site Access:
The two proposed vehicular accesses to the site are directly off Water Lane and Dappers Lane. The vehicular access from Water Lane would be provided by the delivery of a ghost island priority junction, which would utilise the existing site access to the motor racing circuit.

The Dappers Lane vehicular access would serve 37 dwellings and would be located approximately 30 metres north of the existing access into Broadlees Residential Care Home. The Local Highway Authority has raised no concerns with regard to the proximity of the vehicular access between the Dappers Lane access to A/40/18 shown on Drawing number ITB9105-GA-117 and the Broadlees Care Home access to the south (or St Denys to the north). The Local Highway Authority considers that the accesses would be lightly trafficked and visibility splays provided would enable to see vehicles waiting to turn.

There would be clear benefits in design terms in securing a single access point from Dappers Lane to access both the approved Broadlees Care Home and the 37 dwellings proposed. Officers requested that both of these applicants discuss the provision of a single point of access but both have declined to consider this. It is disappointing that this element has not been addressed by either applicant and it is a negative aspect of the proposals.

There would be pedestrian/cyclist access at the vehicular access onto Water Lane; and at the vehicular access onto Dappers Lane. There would be a further two pedestrian/cyclist accesses onto Dappers Lane, one north of Oak Tree Farm and the other south of Culberry Nurseries. The pedestrian/cyclists access south of Culberry Nurseries would also function as an access for buses and the emergency services.

It is considered that the proposed mixed use development would provide safe access onto the highway, in accordance with Policy T SP1 of the Local Plan.

Trip Generation, Distribution and Assignment:
A Transport Assessment accompanied the planning application as required by Policy T SP1(e) of the Local Plan. The proposed development of up to 525 houses on the site is anticipated to generate 242 two way vehicle movements in the AM peak and 237 two way vehicle movements in the PM peak. The proposed development of up to 6,000 square metres of B1 employment space on the site is anticipated to generate 87 two way vehicle movements in the AM peak and 71 two way vehicle movements in the PM peak.

Junctions:
Angmering Parish Council and local residents objected to the proposed development on transport grounds, claiming the existing roads were congested and that the junctions along the strategic road network were functioning at capacity.

The Water Lane / A280 junction currently operates as a priority junction, with a restricted right turn out of Water Lane. Modelling of the existing junction shows the junction will operate at capacity in the year 2019 with committed residential developments and will be exacerbated by the proposed development. In

connection with the Land South of Water Lane (A/99/17/OUT), the applicant is proposing to construct a roundabout at the Water Lane / A280 junction, which would be secured through a Section 106 Agreement.

The proposed development would also include junction improvements to the A280 / Titnore Lane / A27 roundabout comprising a two-lane entry on the A280 south west approach, which is supported by Highways England and the Local Highway Authority. This junction improvement is included in the Section 106 Agreement, rather than in a planning condition.

A developer contribution from this outline planning application has also been agreed between the applicant and the Local Highway Authority towards the A259 corridor improvement scheme; and this is included in the Section 106 Agreement.

Highways England has confirmed that the mitigation measures required at the A27/The Causeway roundabout at Arundel, which consists of white line improvements, should not be delivered by this development but through the future S106 Agreement for the residential development on the Dappers Lane site, which is the third site which makes up the Angmering North Strategic Allocation in the Local Plan.

It is considered that the proposed development on Land North of Water Lane, accords with Policy T SP1 and Policy H SP2 of the Local Plan and Policy TM1 and Policy TM2 of the Angmering NP as it has demonstrated that the transport effects on the local and strategic road network can be satisfactorily mitigated by means of planning conditions and off-site works by means of a Section 106 Agreement.

Public Transport:
Policy T SP1 of the Local Plan says "the Council will support transport and development which is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services" (Policy T SP1(a)).

A southbound bus gate is present at the northern end of Dappers Lane under the A27 Bridge towards Patching. It is thought that only a free shopper bus uses the gate for one journey on a Wednesday.

Bus Service 9 provides an hourly link to Angmering railway station, Littlehampton, Worthing and Shoreham. At present the nearest bus stop to access the service is located on Merryfield Crescent. The proposed development would deliver a bus connection to Dappers Lane to enable the diversion of Stagecoach Service 9 into the application site, along with the delivery of two sets of bus stops within the site itself, which would need to be conditioned.

Consequently, it is considered that the proposed development complies with Policy T SP1(a) of the Local Plan by improving access to public transport services.

Footways and Cycle Provision:
Policy T SP1 of the Local Plan says: "The Council will support transport and development which gives priority to pedestrian and cycle movements". Policy T DM1 of the Local Plan says "proposals for all new development must contribute towards the provision of a joined cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists both in the development and in the form of links between the development" Policy T DM1(d)).

The applicant is proposing 3 pedestrian and cycling links from the application site directly onto Dappers Lane; and a pedestrian and cycle link across Water Lane from the application site into the Land South of Water Lane (A/99/17/OUT) which is provided for in the Section 106 Agreement that accompanies

A/99/17/OUT.

The proposed development includes a new footpath/cycleway running the entire length of the eastern boundary of the site. The application also includes a footway/cycleway link to the South Downs National Park via Dappers Lane and under the underpass for the A27 in the north west corner of the application site. The existing public right of way (PROW 2149) which runs through the site would be retained and improved for pedestrian and cycle use.

The applicant is also proposing to provide a new footway on the western side of Dappers Lane to connect the site access to Merryfield Crescent and Water Lane. The 1.5 metre wide footway would link in with footway improvements that are approved as part of other residential developments along Dappers Lane, include the Merry England Nursery site.

It is considered that the proposed footways and cycleway provisions would ensure that the development complies with Policy T SP1 and Policy T DM1(d) of the Local Plan and Policy TM2 of the ANP.

Parking provision:
Policy T SP1 of the Local Plan says "The Council will support transport and development which incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact upon on-street parking" (Policy T SP1(d)).

Parking will be dealt with at Reserved Matters stage, but from the indicative layout plan, the quantum of car parking spaces would comply with WSCC Parking Standard and be in accordance with Policy T SP1(d) of the Local Plan and Policy HD8 of the ANP.

Travel Plan:
Policy T SP1 of the Local Plan says "The Council will support transport and development which is supported by a Travel Plan, which is effective and deliverable" (Policy T SP1(e)).

A framework travel plan has been submitted with the outline planning application, which reiterates the transport infrastructure improvements that are being proposed as part of the outline planning application; together with incentives for the new house-owners on the site to access public transport and use the proposed footway / cycleway network within the site and connecting with Angmering village centre and the National Park.

The Local Highway Authority has requested a condition requiring the submission of a detailed Travel Plan, which would develop the concepts set out in the framework Travel Plan. As set out in the principle section, an Employment Travel Plan would also be required to secure sustainable transport measures for the employment uses. This has been included in the condition.

It is considered that, subject to the detailed Travel Plan condition, the proposed development complies with Policy T SP1(e) of the Local Plan and Policy TM2 of the ANP.

ECOLOGY
Policy ENV DM5 of the Local Plan says that "development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site".

A Preliminary Ecological Appraisal and an Ecological Impact Assessment was submitted with the outline planning application. The application site has been the subject of surveys for bats, reptiles, dormice and great crested newts; and the requisite survey reports have been submitted with the outline planning application. There is an active badger sett on the site, which is located within the Ecological

Enhancement Area and the outline application has been accompanied by a Badger Survey and Mitigation Plan. The Badger Mitigation Plan recommends a 20 metre buffer zone as badger excavations can extend up to 20 metres from entrance holes; and it is considered that the Ecological Enhancement Area identified on the indicative layout plan provides a suitable buffer.

The hedgerows and Groom's Copse support dormice. No bat roosts were identified on the site, however trees were identified with potential to support roosting bats. No reptiles or great crested newts were identified within the site. The proposed area of open space in the northern part of the site would provide new ecological opportunities, connecting to buffer zones and off-site habitats in and around the site, preserving ecological networks.

ADC Ecology supports the proposed ecological enhancements on the site including any trees removed should be replaced at a ratio of 2:1; hedge planting used for boundary features between dwellings rather than fencing; dormice boxes to be erected within Groom's Copse and the areas where dormice have been found; a wildlife pond should be created; a wildflower meadow should be planted; gaps in tree lines or hedgerows to be filled in with native species; bat and bird boxes installed on the site; grassland areas managed to benefit reptiles; and log piles provided on-site.

It is considered that subject to conditions, the proposed development accords with Policy ENV DM5 of the Local Plan in relation to the impact on protected species and the potential for the scheme to protect existing habitats where possible and provide enhancements.

HISTORIC ENVIRONMENT

Policy HER SP1 of the Local Plan states that designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM3(f) of the Local Plan says: "in order to preserve the character or appearance of the Conservation Area, planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that it does not harm important views into, out of or within the Conservation Area".

In considering whether to grant planning permission with respect to any buildings or other land in a Conservation Area, the Council shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

Paragraph 190 of the NPPF (February 2019) requires great weight to be given to the conservation of heritage assets. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 196 of the NPPF (February 2019).

The site is located in close proximity to two listed buildings and a Conservation Area (which contains further listed buildings). The closest two listed buildings are: Avenals Farm (Grade II) and Weavers Cottage (II). Weavers Cottage is two storeyed, flint building with brick dressings and quoins (all painted). It has a tiled hipped roof with casement windows. Avenals Farm is an early 19th Century, two storeyed building which is faced with cobbles with red brick dressings. It has a tiled roof and casement windows. As a farm building, Avenals Farm House reflects the localised agricultural land that surrounds it.

Angmering Conservation Area focuses around the historic core of the village. The section of the Conservation Area closest to the development is the High Street and Weavers Hill. This area consists of attractive, small scale, street-fronted residential properties, which have been constructed using local traditional materials (brick, flint, clay tile). There are a number of listed buildings in the Conservation Area, which contribute towards the character of the area.

A Desk Based Archaeological Evaluation Assessment and Report have been submitted with the outline planning application which identified three former field boundaries, but nothing of archaeological interest. The ADC Archaeological Adviser agrees with the conclusions of the Archaeological Desk Based Assessment and requested the imposition of a trial trenching condition.

It is considered that there would be no harm from the proposed development on the Conservation Area due to the distance of the Conservation Area from the proposed development. The proposed development on Land North of Water Lane would have no harm on the Avenal Farm Listed Building which is located south of Water Lane, or on Weavers Cottage Listed Building as the proposed development would be screened from the listed buildings.

It is considered that the proposed development would have no harm on the Conservation Area or the Listed Buildings; and that the proposed development complies with Policies HER SP1, HER DM1, HER DM3, HER DM6 and H SP2 of the Local Plan and Policy EH1 of the ANP

LIGHT POLLUTION
Policy QE DM2 of the Local Plan emphasises the need to consider the impact of light on neighbouring uses and wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation (a), light levels should be the minimum required for security and working purposes (b), and minimise potential glare and spillage (c); and the degree to which outdoor lighting can be powered by on-site renewable sources (d).

The application site is in a semi-rural area of the district, on the boundary of Angmering adjacent to the National Park. As the proposed houses would be sited according to the indicative layout plan away from the properties on Dappers Lane, this would ensure there would be no light pollution emitted from the new houses affecting the existing residents. It is considered that a lighting condition be imposed requiring the submission of details of luminaires that are more suitable to semi-rural areas on the fringes of built-up areas. This is reinforced by the ADC's Ecological Advisor's request that the lighting scheme for the site will need to take into consideration the presence of bats in the local area through the use of directional light sources and shielding. Environmental Health has not raised an objection in terms of light emissions from the proposed residential development on existing residential amenity.

The imposition of a condition ensuring that the external lighting scheme meets the limits the environmental zone E2 (as set out in the Institute of Lighting Professionals Guidance for Reduction of Obtrusive Light) is proposed. The guidance sets out limits for the main sources of light pollution (sky glow, glare and spill) and would ensure that the lighting is appropriate to the wider landscape setting and minimises the impact of the development on the Dark Sky Reserve designation within the SDNP.

Consequently, subject to a condition, it is considered that the proposed development complies with Policy QE DM2(a), (b), (c) and (d) inclusive of the Local Plan.

RESIDENTIAL AMENITY
Policy D DM1(3) of the Local Plan says "have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance".

There are a number of housing estates located off Dappers Lane including Merryfield Crescent situated on the western side of the lane and an approved residential scheme which awaits construction on the Merry England Nursery site on the eastern side of the lane. The Merry England Nursery site backs onto the application site (A/40/18/OUT). The proposed layout of the dwellings on the western boundary of the site as proposed on the indicative layout plan should ensure that neighbouring residential amenity is not

adversely affected by loss of privacy or overlooking on the Merry England Nursery site, and the Broadlees Care Home site. Notwithstanding this, the detailed layout will be dealt with at the reserved matters stage.

Consequently, subject to condition, it is considered that the proposed residential development complies with Policy D DM1(3) of the Local Plan in terms of impact upon neighbouring residential amenity.

NOISE QUALITY

The NPPF and Policy QE DM1 of the Local Plan emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses.

A Noise Assessment was submitted with the outline planning application which recommended that sound insulation measures including acoustic glazing and acoustically treated ventilation be provided to habitable rooms that face towards the A27 to the north and Water Lane, to the south.

Environmental Health has requested a scheme of 2.0 metre high noise barriers along the properties that face towards the A27; 3.0 metre high noise barriers to the properties along Water Lane; and 2.0 metre high noise barriers with the commercial units along the western boundary of the application site, so as to reduce outdoor noise. The provision of 2.0 metre high acoustic barriers facing the A27, 3.0 metre high noise barriers along Water Lane and 2.0 metre high barriers along the western boundary of the site would be visually challenging and it is considered appropriate to impose a condition requesting the submission of a noise mitigation scheme including acoustic barriers and facade treatments to houses facing onto existing noise sources. The acoustic barriers could comprise landscaped earth bunds and not necessarily 2.0 or 3.0 metre high fencing, which could be visually detrimental to the site boundaries and detract from views from the National Park and the A27 to the north. The mitigation scheme to be submitted will need to include landscaping details.

Environmental Health has requested conditions regarding the submission of a Construction Management Plan and restricting the hours of operation, so as to reduce the impact of the construction works and noise generation on neighbouring residential and commercial amenity in properties located off Dappers Lane, to the west of the application site.

Therefore, subject to noise conditions ensuring mitigation measures are put in place, the future residents would not be adversely affected by noise in accordance with Policy QE DM1 of the Local Plan.

AIR QUALITY

Policy QE DM3 of the Local Plan says "all major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts".

The proposed development is not located in an Air Quality Management Area. The applicant submitted an Air Quality Assessment with the outline planning application which concluded that air quality in the area is generally good; no significant changes in pollution concentrations are anticipated as a result of the proposed increase in vehicle movements on the local road network. The proposed mixed-use (residential and employment) development has been determined to be acceptable in terms of its impact on, and sensitivity to, local air quality. Environmental Health is satisfied with the Air Quality Assessment.

The proposed development complies with Policy QE DM3 of the Local Plan, in terms of air quality.

CONTAMINATED LAND

Policy QE DM4 of the Local Plan says that "prior to any development, the Council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development".

The applicant has submitted a Geo-Environmental Assessment with the outline planning application, which concludes that there are localised pockets of contamination in the area of the motor racing circuit. The Assessment recommends 600mm of clean topsoil and subsoil in private gardens and 300mm topsoil and subsoil in communal gardens/public open space within the area currently occupied by the motor racing circuit. Environmental Health has requested the imposition of contaminated land conditions, which are considered to be necessary in the interests of protection of the environment and prevention of harm to human health.

Subject to the imposition of the contaminated land conditions, the proposed development complies with Policy QE DM4 of the Local Plan.

SURFACE WATER FLOODING
The NPPF requires that development does not give rise to an unacceptable risk of flooding detrimental to human health or property. Policy W DM2 of the Local Plan requires the submission of a site specific Flood Risk Assessment (FRA) which demonstrates that the development will be safe without increasing flood risk elsewhere and reduce flood risk overall; consider flood flow routing and utilise temporary storage areas.

Policy EH3 of the ANP (Flood Prevention) seeks to ensure that any new development must ensure that the prospect of flooding within the development boundaries is mitigated; it does not increase the flooding impact it may have on surrounding properties and areas; and development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.

A Flood Risk Assessment has been carried out which confirms that the application site is located in Flood Zone 1, which is an area with a low probability of flooding from main rivers. An assessment of flood risk to the site highlighted there is a low risk from all sources of flooding. However, the potential for groundwater flood susceptibility from flooding can be managed to an appropriate level with the adoption of mitigation measures employed as part of the proposed development. An assessment of flood risk as a result of the proposed development suggests an increase in the risk of fluvial flooding and could lead to an increased risk of foul sewer flooding. Mitigation measures are proposed to manage run-off from the application site to pre-development (greenfield) rates, meaning that there would be no increase in volumes up to and including the 1% (1 in 100) annual exceedance probability event.

The Outline Drainage Strategy and the additional Drainage Statement submitted with the outline planning application show the site split into 3 distinct catchments:
- The northern catchment (Catchment Area A);
- The southern catchment (Catchment Area B);
- The south-western catchment.

The surface water drainage serving the northern catchment (Catchment Area A) would drain into attenuation basin A. The attenuation basin would normally be dry, with no water stored, and the receiving watercourse would be the Black Ditch. The surface water drainage serving the southern catchment (Catchment Area B) would drain into attenuation basin B - alongside the Commercial Park and the receiving watercourse would also be the Black Ditch. The south-western catchment would be served by a smaller attenuation basin with a separate outfall to the Black Ditch.

ADC Drainage Engineers have raised no objection to the proposed development, subject to conditions being imposed for effective flood mitigation and site drainage. ADC Drainage has requested that winter groundwater monitoring is carried out which would demonstrate if infiltration was viable. The applicant has confirmed to ADC Drainage Engineers that the two proposed attenuation basins within the application site would not comprise water filled ponds, but depressions in the ground.

Southern Water has commented that the exact position of the water main crossing the site should be determined on site at the same time as the reserved matters are submitted. A condition is recommended to ensure that the public water supply mains on site is protected.

Overall, sufficient information has been provided to demonstrate that a SuDs scheme for the site could be developed based on the principles in the Drainage Strategy and shown on the Illustrative (indicative) Masterplan, in accordance with Policy W DM3 and Policy H SP2 of the Local Plan and Policy EH3 of the ANP.

FOUL WATER DRAINAGE

Policy W DM1 of the Local Plan deals with foul water drainage: development which will materially increase foul water discharges will be refused unless the LPA is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development.

The Flood Risk Assessment (FRA) and Outline Drainage Strategy submitted have identified that the indicative foul water drainage in the proposed estate roads serving the proposed development would require a new sewer to be provided to connect the site with the existing off-site foul sewerage infrastructure. Following the granting of outline planning permission, the applicant would be required to submit an application to Southern Water for the new sewer connection.

Southern Water has confirmed that the needs of the development cannot be accommodated without providing additional local infrastructure and have recommended a condition to ensure that a scheme is submitted and approved prior to development commencing.

Subject to conditions requiring submission of a detailed foul drainage scheme the proposal accords with Policy W DM1 of the Local Plan as it demonstrates that the infrastructure could be upgraded to ensure sufficient capacity for the development.

ACCOMMODATION SUITABLE FOR OLDER PERSONS AND PEOPLE WITH DISABILITIES

The proposed standards for the provision of accommodation suitable for older persons and people with disabilities are treated as a material consideration in respect of the determination of all relevant planning applications. The weight given to this material consideration will increase following the consultation and adoption of the policy by the Council. The LPA is prepared to negotiate with applicant's over the number of units provided to meet this requirement prior to the adoption of the policy. As the policy document has not been formally consulted on or adopted by the LPA, it is considered reasonable and appropriate to accept 10% of all dwellings designed and constructed to m4(2) standard and 10 dwellings designed to m4(3) standards on the Land North of Water Lane, Angmering, which would be achieved by means of a condition.

SUPPORTING INFRASTRUCTURE

Development is only acceptable with the provision of or contributions to the necessary infrastructure and facilities to mitigate the impacts of the development. 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. Representations received raised concerns about the lack of capacity of education and healthcare facilities in the area.

WSCC have confirmed that the present nursery, primary and secondary schools within the catchment areas of the proposal would not have spare capacity and would be unable to accommodate the children from the proposed development. The financial contribution requested by the County Council would be based on: the housing allocation at Angmering North and Angmering South and East providing a 2FE

primary school expandable to 3FE and incorporate the provision of early years places. A developer contribution of £748,125 is required towards a new early years facility serving Angmering, based on the provision of 525 dwellings; and £2,650,200 towards a new primary school serving Angmering, based on the provision of 525 dwellings.

A site has been identified which would provide an extension to land that has already been secured for a new primary school in the south of Angmering. The County Council will be seeking to secure the land from the Parish Council which would ensure that the primary school requirements can be met.

A formula based contribution is required towards Phase 1 of the new secondary school serving Arun. The financial indicative contribution, based on a SHMA compliant scheme would be 72 (pupils) x £33,538 = £2,414,736 (the S106 will make reference to the secondary contribution being index linked). The applicant has confirmed their acceptance of this formula based aproach which would be based on the actual mix. As the applicant has agreed to provide this contribution as part of the S106 agreement it is considered that the development would accord with policies H SP2c (a), H SP2(n) and INF SP1 of the Arun Local Plan.

The further education contribution generated by this proposed development shall be spent on future expansion at the Angmering School Sixth Form, which is CIL compliant.

In addition the following contributions are considered to be CIL compliant and are required in order to mitigate the impact of the development:

- £98,437.50 towards the development and enhancement of existing services at Angmering Library.
- re-development of Littlehampton Fire Station, providing additional services for the residents of Angmering (formula based),
- £54,600 towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering.
- £575,184 toward the expansion of existing health facilities at The Coppice GP Surgery or where existing site constraints and/or building condition restrict further development the CCG seeks to include these necessary and additional works as part of a new integrated community hub facilities.
- £95,534.76 to fund the future purchase of police infrastructure to serve the proposed development.
- £253,882 to increase the level of swimming pool changing facility and provide village change spaces as part of the new leisure centre to be provided in Littlehampton;
- £361,777 (i.e. £240 per dwelling = £126,000 plus £235,777 = £361,777) towards health & fitness stations and increase the gym changing facilities as part of the new leisure centre.
- £34,695 towards the provision of a new full size 3G pitch surface and base layer at a new facility at Palmer Road, to serve the East of the District.
- £143,717 towards the provision of a sports pitch at a new facility at Palmer Road.

As the developer of the Land to the South of Water Lane (A/99/17/OUT) is to contribute in full for the re-provisioning of the BMX Track, Skatepark and Fitness Equipment on land to the west of Mayflower Park, which amounts to £200,000, the developer contribution towards the new leisure centre at Littlehampton was reduced in terms of A/99/17/OUT. It is considered reasonable for the applicant for the Land North of Water Lane (A/40/18/OUT) and the third site within the Angmering North Strategic Allocation (i.e. Dappers Lane) take up the shortfall in contributions to the number of health & fitness stations and increase the gym changing facilities as part of the new larger leisure centre, and for the developer contributions to be apportioned to Land North of Water Lane and to Dappers Lane proportionately based on the number of houses proposed on the two sites. This is reflected in the figures above.

The highways infrastructure and open space requirements are set out in the relevant sections above and further detail is set out in the S106 Agreement Table attached to this report.

The proposed on-site provision of 158 affordable housing units would be secured through Section 106 Agreement, in accordance with Policy AH SP2 of the Local Plan.

Angmering Parish Council was invited to submit CIL compliant schemes that could be provided in full or in part through developer contributions by means of a Section 106 Agreement to be implemented if outline planning permission is granted for A/40/18/OUT. The Parish Council has proposed 6 infrastructure schemes.

1). Flood Prevention Scheme. A proposal to build an attenuation system on the Highdown side of the A280. The overall cost was broadly estimated at £1.5m of which Government finance would pay for 50% and the remainder had to be found 'locally'. The Environment Agency and the Lead Local Flood Authority has made a request for a contribution from this outline planning application to a flood prevention scheme and the scheme is considered to be CIL compliant.
2). New Primary School: The case for a new primary school has been made and accepted by all parties. The scheme is considered to be CIL compliant.
3). Sports Hub at Palmer Road: providing two new pitches to those there currently, changing facilities and car parking. The District Council is progressing work on the delivery of the Sports Hub at Palmer Road with external consultants. The current proposal includes the provision of a new full size 3G pitch and a sports pitch at the Sports Hub, which are considered to be CIL compliant.
4). The Angmering Community Land Trust (ACLT) is undertaking its own house-building. The LPA considers that the projects are not identified in the IDP, nor are they required for the delivery of 525 houses on Land North of Water Lane in Angmering, consequently it is not deemed to be CIL compliant.
5). Re-developing the Chandlers site to provide village centre parking, public toilets and a new Parish Council Office and Business Hub for people in Angmering that work from home and have no support facilities. This is not deemed to be CIL compliant.
6). Reconfigure the highway arrangement in front of some of the shops in the village centre to improve safety and make better use of the available land. The LPA considers that this project is not CIL compliant.

The draft Section 106 complies with Policy INF SP1, Policy INF 2 and Policy H SP2 of the Local Plan by ensuring provision of the required infrastructure. A table setting out all of the draft Section 106 Agreement developer contributions is provided at the back of this committee report.

SUMMARY
It is considered that the principle of development on this site is acceptable in compliance with Policy H SP2 and Policy H SP2c of the Local Plan. The submission of a design code masterplan for endorsement prior to submission of any reserved matters applications should ensure that a high quality scheme can be achieved on the site. The development will make a significant contribution towards market housing and affordable housing in the District, further boosting the sustainability of Angmering and provide additional open space for the local community; and contribute to the delivery of strategic highway improvements to two junctions: the A280 / Water Lane junction; and the A280 / Titnore Lane / A27 roundabout.

Paragraph 11(c) of the NPPF (February 2019) advises that approval of development proposals that accord with an up-to-date development plan without delay is the requirement to comply with Government Policy.

The recommendation is that the Development Control Committee delegate to the Group Head of Planning (in consultation with the Chairman and the Vice Chairman) authority to:
a. Authorise the execution and completion of the Section 106 Agreement;
b. Grant planning permission subject to conditions and the S106 Agreement.

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) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval 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.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

1 Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and be approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4 The planning permission relates to the following approved plans:

Drawing Number 1911-P-100 Rev. F - Location Plan
Drawing Number 1911-P-101 Rev. G - Land Use Parameters

Drawing Number 1911-P-102 Rev. G - Building Heights Parameters

Drawing Number ITB9105-GA-102 Rev. G - Site Access to Water Lane and Dappers Lane
Drawing Number ITB9105-GA-117- Proposed Access from Dappers Lane
Drawing Number ITB9105-GA-118 Rev. B - Access Link from Dappers Lane showing bus / cycle / pedestrian access

Reason: For the avoidance of doubt and the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

5 Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the;

Design and Access Statement (Revised) - October 2018

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.

6 The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

7 The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
ii. Details of the positions, height, design, materials and type of boundary treatment to be provided, including the planting of advanced nursery stock and semi-mature trees in the landscape buffer along the eastern boundary of the site and in the locations shown as 'proposed planting to screen views from the South Downs National Park' on the Landscape Strategy plan (page 22 of the Design and Access Statement (Revised);
iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
iv. The detailed landscape design for the development including the layout and design of the public realm within the development;
v. Details of the play areas and public open spaces; and
vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision; and
vii The screen planting along the southern edges of both residential and employment areas should be a minimum of 6m wide.

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

8 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

9 Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers for properties facing the A27 and Water Lane; and the facade treatment of all houses facing onto the existing light industrial / farm businesses in Dappers Lane and onto the A280, and associated landscaping. The approved noise mitigation shall be implemented in accordance with the details submitted and permanently retained thereafter.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic mitigation measures are implemented prior to the occupation of the development.

10 Prior to commencement of development the applicant shall prepare and submit for approval an Employment and Skills Plan for that construction phase. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of development.

11 Prior to the commencement of construction works a Schedule of Works shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:
- Timings for clearance of trees or scrub to avoid impacts on breeding birds;
- Two phased cutting of grassland along site boundaries to deter reptiles and amphibians;
- Grassland areas managed to benefit reptiles;
- Details of compensatory and additional tree planting;
- Details of compensatory boundary habitat planting and wildflower meadow planting;
- Details and locations of bird, bat, dormouse and barn owl boxes, and log piles provided on the site;
- Measures to minimise the disturbance of badgers;
- Boundary features to measure at least 5.0 metre width for the majority of the site to allow for commuting badgers;

- Post development habitat management and dormouse population monitoring will include maintaining hedgerows and planting for the foreseeable future.
Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-construction condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

12 Prior to the commencement, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- The anticipated number, frequency and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- Full details of the construction compound,
- Soil resources plan,
- Dust mitigation measures,
- Noise reduction measures,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Details of public engagement both prior to and during construction works.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

13 The hours of operation for the proposed works, including deliveries to / from the site, to be limited to 08:00 hours and 18:00 hours on Mondays to Fridays inclusive; 08:00 hours and 13:00 hours on Saturdays; not at any time on Sundays or Bank Holidays except without the express authority of the Local Planning Authority.

Reason: In order to safeguard the amenity of neighbouring residents and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

14 No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan.

15 Prior to the commencement of any phase of the development, details of the layout and specification of and construction programme for the roads, footpaths, cycleways, parking

areas, emergency access from Dappers Lane, and tracking details for refuse vehicles for that phase shall be submitted to and be approved in writing by the Local Planning Authority after consultation with the County Highway Authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the highway network.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

16 Prior to the development being first occupied, details of the pedestrian / cycle / bus / emergency access connection between the site and Dappers Lane shall be submitted to and be approved in writing by the Local Planning Authority. Construction of the agreed scheme shall be carried out in accordance with the approved details prior to occupation of the 200th dwelling.

Reason: In the interests of road safety and in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

17 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and be approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan.

18 Prior to the first occupation of residential development a residential Travel Plan will be submitted for approval (consistent with the Framework Travel Plan, dated 16th March 2018) to identify a strategy for the promotion of sustainable travel measures.

Prior to the first occupation of the commercial space hereby permitted, an Employment Travel Plan will be submitted for approval to identify a strategy for the promotion of sustainable travel measures for the employment uses. The approved Employment Travel Plan will be thereafter implemented and the applicant shall therefore monitor, report and revise the Employment Travel Plan as specified in the approved document.

Reason: To encourage and promote sustainable transport, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

19 Prior to the development being first occupied, details of the works to improve Footpath 2149 for pedestrian and cycle use between Water Lane and Dappers Lane along with a phasing plan for delivery of the improvement works shall be submitted to and be approved in writing by the Local Planning Authority. Construction of the agreed scheme shall be carried our in accordance with the approved details and programme, with all works completed prior to occupation of the 450th dwelling.

Reason: To ensure that suitable materials are used for the surfacing works and to safeguard users, in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

20 Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with Policy D DM1 of the Arun Local Plan.

21 No phase of the development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants in that phase has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

22 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with policy ECC SP2 of the Arun Local

23 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

24 Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Reason: In the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

25 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

26 Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

27 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

28 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with polices W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

29 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer / applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was

built in accordance with the approved details. The agreed scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan.

30 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

31 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with policies GEN7 and GEN9 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

32 Prior to the commencement of development of any phase, details of the proposed external lighting for that phase shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:

a) Details of Zone E2 (Rural) lighting luminaires (lux levels);
b) Mitigation measures to minimise potential glare and spillage;
c) Location of lighting columns;
d) Design and appearance of lighting columns;
e) Timings of lighting (reduced coverage between 11.00pm and 7.00am); and
f) Phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the light levels for the site need to be approved and implemented before the units are occupied.

33 Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

A. A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.

B. A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C. The site investigation results and the detailed risk assessment (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

34 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

35 On completion of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

36 The employment uses on the Commercial Park should be restricted to Use Class B1. No development within use Classes B2 or B8 (storage and distribution) uses will be permitted on the site.

The industrial buildings on the Commercial Park shall not exceed 12.0 metres in height to the top of the ridgeline.

The amount of employment floor space should be a maximum of 6,000 square metres in total.

Reason: To protect the environment and mitigate the visual impact of the Commercial Park when viewed from the South Downs National Park, in accordance with Policy D DM1 and Policy EMP SP3 of the Arun Local Plan.

37 At least ten percent (10%) of all dwellings shall be designed and constructed to m4(2) standard and in addition ten (10) dwellings shall be designed and constructed to m4(3) standard in accordance with 'Access to and use of buildings: Approved Document M'.

Reason: To ensure that dwellings are adaptable and meet the diverse needs of future occupiers in accordance with Policy D DM1 of the Arun Local Plan and Paragraph 61 of the NPPF.

38 No development should take place within 5.0 metres of any ordinary watercourse and access for future maintenance must be considered during planning. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District Council.

Reason: To ascertain the location of the mains before the detailed site layout is finalised, in accordance with Policy D DM1 of the Arun Local Plan.

39 Before the development is commenced, a scheme setting out the detailed designs of the width, alignment and construction of the proposed bus access route through the development, including the provision of bus stops and the design and control of the access to Dappers Lane, shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme.

Reasons: In the interest of road safety and sustainable development, in accordance with Policy D DM1 of the Arun Local Plan. The condition is pre-commencement as the details required are required to be approved in advance of construction.

40 No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

41 Prior to the development being commenced, full details of the proposed access works to Water Lane to comprise the delivery of the site access and associated footway / cycleway improvements on Water Lane in general accordance with Drawings ITB9105-GA-101D and ITB9105-GA-102G, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority. Construction of the agreed scheme shall be carried out in accordance with the approved details prior to occupation of any development served from Water Lane.

Reason: In the interests of road safety and in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

42 Prior to the development being first occupied, full details of the proposed access works to Dappers Lane to comprise the delivery of a simple priority junction to serve that part of the site and associated footway provision in general accordance with Drawing ITB9105-GA-117, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority. Construction of the agreed scheme shall be carried out in accordance with the approved details prior to occupation of any development served from Dappers Lane or prior to completion of the Water Lane pedestrian and cycle improvement works (whichever is the earlier).

Reason: In the interests of road safety and in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

43 Prior to the development being first occupied, an Arboricultural Method Statement (AMS) and a Tree Protection Plan shall be submitted for approval in writing by the Local Planning Authority, 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.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

44 INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

45 INFORMATIVE: The current Air Quality and Emissions Mitigation Guidance for Sussex Authorities 2015 is imminently under review. It is anticipated that the developer will wish to comply with this new guidance, together with mitigation measures proposed therein, in order to safeguard the amenity.

46 INFORMATIVE: No development should take place within 5 metres of any ordinary watercourse and access of future maintenance must be considered during planning. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District Council.

47 INFORMATIVE: This grant of outline planning permission does not include Drawing Number 2479 P 103 Rev. H - Illustrative layout plan, prepared by Pro Vision and dated September 2017.

48 INFORMATIVE: All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

No excavation, mounding or tree planting should be carried out within 5 metres of the public water main.

For further advice, the applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: [redacted]) or www.southernwater.co.uk

49 INFORMATIVE: A formal application for connection to the public sewerage system and / or the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: [redacted] or www.southernwater.co.uk

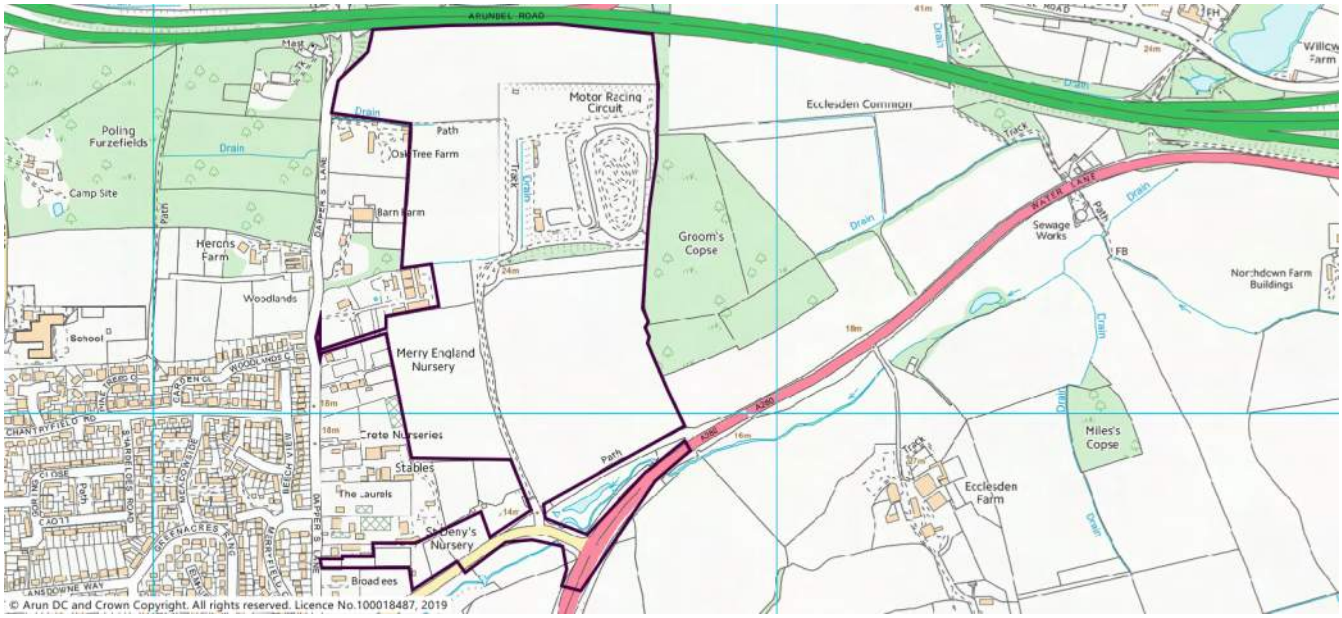
50 INFORMATIVE: Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.

1 INFORMATIVE: The developer must agree with Southern Water, the measures to be undertaken to protect the public water supply main.

2 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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation 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. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.
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 here https://www.arun.gov.uk/drainagechecklist on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

A/40/18/OUT - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487. 2015

robert west.
proesgroup

Rail
Marine
Infrastructure and Transport
Renewables

Appendix L – Manhole Construction Photographs


S95

Pf984


F80


F81

S110


F93


F92


S109


S101


F86


S102

F87

F97

S114


S113

S107

F90


S106


F89

S104

F88


103


F84


F85

S100

S99

F82


F79

S97

S1468

S1454


S1453

Pf1352


S1466


F133

S1433

F711


S1418

S3072