Recommendation Report for Planning Permission

REF NO: A/219/17/PL

LOCATION: Land East of Windy Ridge
Mayflower Way
Angmering
BN16 4AY

PROPOSAL: 12No. Social dwellings for Angmering Community Land Trust, including two communal bike stores, a pedestrian mews and orchard. Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to development of the site with 12no. affordable dwellings to the south of Mayflower Way for Angmering Community Land Trust (ACLT). The proposed development is arranged as 3 terraces of houses and flats built around a mews street and community orchard. The applicant is a Community Land Trust (CLT) which is a community-led organisation that holds land, homes and other assets in trust to meet the long-term needs of the local community. All 12 units are affordable as they will be solely available for rents at affordable/social rent levels for local people, in accordance with the registered scheme for Angmering Community Land Trust (ACLT). The proposal is subject to a signed Sec 106 Agreement setting out the basis for allocation of the units. The proposed dwellings are set out as 2-storey terraces. The development will provide 3 x 3-bed houses; 6 x 2-bed houses; 2 x 1-bed flats and a 1-bed house. All dwellings will be provided for affordable rent by ACLT in perpetuity.
SITE AREA	4,275 sq m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	28 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	A deep hedgeline provides a visual and acoustic barrier between Mayflower Way and the A259.
BOUNDARY TREATMENT	Hedging to western boundary to approx. 2m high and hedging to 3m to rear. Close boarded fencing to 1.8m to eastern boundary.
SITE CHARACTERISTICS	The site comprises vacant land. An earth bund currently restricts vehicular access onto the field. Dwellings are located

at either end of the site.

CHARACTER OF LOCALITY

The area is semi rural in character with few neighbouring properties. There are some detached 2 storey and single storey dwellings located east and west of the site which are set back from the road frontage. Car sales units are located opposite the site. To the west is an area of public open space.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

No Objection

1 comment - It is noted that there seems to be a misunderstanding on the boundary of the development. In some instances it is implied that the southern boundary has trees and hedges that are part of the plot. These are in fact on adjacent land. The hedges and trees are heavily used by bats, hedgehogs, foxes and birds. I believe this land is Hargreaves Land Bank.
I did observe a bat survey monitor last year so it must be known that they are present. It appears that the Land Trust/Parish Council are stating that they will keep/improve this corridor but its not their land.

2 Support:
- Save Angmering Village fully supports this application, not least because the village needs affordable housing rather than developer lead excessive and in our opinion, unsustainable market housing that is being proposed for Angmering. This development also accords fully with the Parish Housing Allocation as stated in the made Angmering Neighbourhood Plan.
- A good proposal that benefits the local community.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Ecologist has been consulted and has no objection. An Informative has been included in relation to bats.

CONSULTATIONS

WSCC Strategic Planning

Surface Water Drainage Team

Engineering Services Manager

Engineers (Drainage)

Planning and Housing Strategy

Environmental Health

Parks and Landscapes

Sussex Police-Community Safety

Ecology Advisor

NHS Coastal West Sussex CCG

Arboriculturist

Ecology Advisor

Planning and Housing Strategy

Planning and Housing Strategy

WSCC Strategic Planning

Ecology Advisor

Sussex Police-Community Safety

Parks and Landscapes

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No Objection.
Request conditions relating to contamination, lighting and a construction management plan.

Sussex Police - No Objection. Informatives requested.

Ecology Officer - We are satisfied that Great Crested Newts are not present within the pond and no further survey work is required for the species. As detailed within the GCN HSI eDNA report vegetation clearance should be done in the autumn when amphibians are active but not breeding, and the vegetation should be left a minimum height (10cm) wherever possible.

County Highways - No Objection. The substitute and additional plan provided by the applicant increase the site area and will provide the development with certainty over the proposed car parking for the development on the section of private road.

The turning head for the fire/refuse appliance will now also form part of the development proposal and will not be subject to any changes, which otherwise may have been out of the applicant's control.

County Planning Officer - Due to this scheme being all social rented housing, we will not be requesting S106 contributions from this site at this time.

Affordable Housing Officer - No Objection.
Affordable Housing Policy requirements - The Council aims to ensure that 30% affordable housing is provided on all new residential developments in the district where more than 11 units are proposed such as on this site. The applicants propose to provide 12 affordable homes for social rent which would meet the requirements of the Council's Affordable Housing policy. Affordable housing provided for social rented is welcomed and supported by the Council.

Housing Need - There is recognised level of demand for rented affordable housing determined by a housing needs survey carried out by Angmering Parish Council. The Council would work with Angmering CLT to agree the process for identifying suitable households for the properties.

Property sizes design and mix - The proposed dwelling types and property sizes for the affordable housing is acceptable.

S106 considerations and Affordable Housing Agreement - All of the necessary affordable housing requirements would need to be included in S106 planning obligation. The rent levels are proposed to be set at 60% of market levels which is supported, but this would need to be secured in the S106 Agreement in perpetuity. Angmering CLT are recognised by the Council as an affordable housing provider as defined in the National Planning Policy Framework.

Landscape Officer - No Objection. Developments of 7 dwellings or more are expected to provide open space on site. These proposals have considered open space and are providing both open space and community orchard within this site which is good to see.

Existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location and could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer.

The application has included suitable proposals for landscaping within dwg no 1141/01 A which are suitable for the location and which have been detailed to include species choice, position, densities and size at time of planting.

Tree Officer - No Objection. The arboricultural survey information and associated documents/plans provided demonstrate adequate regard and respect for the tree population at and immediately around the site.

County Drainage Engineers - No Objection. The Drainage Strategy included with this application propose that infiltration methods would be used to control the surface water runoff from the site. This method would, in principle, meet the requirements of the NPPF and associated guidance documents. Winter groundwater monitoring should be carried.

Drainage Engineer - No Objection. Request imposition of standard conditions.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Requested conditions have been imposed.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Parish Housing Allocation Site

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
LANDM1	LAN DM1 Protection of landscape character
ENVDM5	ENV DM5 Development and biodiversity
WDM3	W DM3 Sustainable Urban Drainage Systems
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development
QEDM1	QE DM1 Noise Pollution
SDSP1A	SD SP1a Strategic Approach
QESP1	QE SP1 Quality of the Environment
QEDM4	QE DM4 Contaminated Land
HSP1	HSP1 Housing allocation the housing requirement

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

Angmering Neighbourhood Plan 2014 POLICY HA2 Field in Mayflower Way

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD2 Parish Housing Allocation
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

POLICY COMMENTARY

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

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.

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.

The relevant policies in the Angmering Neighbourhood Development Plan have been taken into account.

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 considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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

BACKGROUND
The site had been used by a children's football club for several years, until travellers broke down fencing and moved onto the field. This became a regular occurrence. As a result, the football club were unable to use the field, despite major clear up operations by the Parish Council who engaged professional teams on each occasion to clear the field. After the third occurrence the Parish

Council took steps to re-enforce the site by installing a bund the length of the field and putting large boulders at the entrance. The field has only been used by dog walkers, the maintenance is high, the bund is a continuous drain on public funds to maintain and there is no benefit to the community.

The field is owned by the Parish Council and makes an ideal site for the development of small affordable housing for the Parish identified in the Housing needs survey. It is proposed that development of this site would be carried out by an approved affordable housing provider with income ploughed back into supporting sports facilities for the Parish.

PRINCIPLE
The site lies within the built up area boundary of the Local Plan where the principle of residential redevelopment is acceptable. Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of the Local Plan.

Policy HD1 of the Angmering Neighbourhood Plan (ANP) states that "the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the Arun Local Plan and that , without a Built Up Area Boundary significant further development would encroach into open countryside." The site is not within the Built Up Area Boundary as defined in the Neighbourhood Plan, but it is within the more recently adopted and up to date Arun Local Plan.

Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that, in instances where there is a conflict between two elements of the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan. Therefore, the built up area boundaries in the Local Plan are the determinant boundaries.

More over, the ANP identifies the site as one of its housing allocation sites (reference HA2) and as a consequence indicates a proposed built up area boundary change.

As stated above, the Local Plan BUAB's essentially supersede those in the NP and the principle of development is therefore acceptable as the application site was within the defined BUAB in the more recently adopted part of the development plan.

Arun Local Plan 2011-2031.

In this case the key other Arun Local Plan policy considerations are deemed to be D SP1 (Design), DDM1 (Aspects of Form and Design Quality), D DM2 (Internal Space Standards) and T SP1 (Transport and Development) of the Arun Local Plan 2011-2031. These policies seek to ensure that development:

- Reflects or improves the character of the site and the surrounding area.
- Minimises the impact on neighbouring land/residents.
- Provides appropriately sized internal space standards.
- Provides safe access on to the highway network and incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision.

Angmering Parish Neighbourhood Plan (ANP)

Policy HD3 seeks to provide, where the development is for more than 6 residential units, the right type of dwellings in terms of room sizes. As the application reserves layout for a further application if this one is approved, it is not necessary at this stage to justify any given number of rooms/dwelling.

Policy HD4 (Materials), HD5 (Built Form), HD6 (Housing Layout and Design) and HD7 (Housing Density)

seeks to ensure that development by way of materials used, appearance and design are appropriate to their location.

Policy HD8 (Parking for New Developments) and TM1 (Local Highways) aim to ensure that development provided the right amount of parking and maintains highway safety.

Policy HD2 of the Plan requires Neighbourhood Plans to bring forward proposals for housing delivery. The Mayflower Way site is recognised within the plan under policies HD2 and HA2. The site occupies part of the identified site which it is anticipated would provide 16 dwellings, including 2-3 bed affordable homes and green space.

The development would result in 12 units with 3, 2 and 1 bedrooms. Whilst this is 4 units short of the figure referred to in the Neighbourhood Plan the number of units would be in keeping with the density of development in the area and it would be difficult to include more units without adversely impacting on the character of the area, compromising amenity area or the design ethos of the community style layout. The mix of housing proposed by this planning application is derived from the results of the ACLT 2016 survey which saw a preference for smaller properties which has effectively superseded the figures set out in the Neighbourhood Plan.

The proposed scheme would result in additional housing on a site that has good connectivity to services and sustainable transport hubs and is in close walking distance to nearly all local services in Angmering including public open spaces and the existing facilities on the Bramley Green estate, including playgrounds, the skate park and the footpath/cycle network and the local secondary school and fully accords with these policies in the Neighbourhood Plan.

CHARACTER & VISUAL AMENITY

This proposed design for ACLT sets out a general arrangement plan for 12 houses and flats and illustrates plans for a 1, 2 and 3 bed typology. The thrust of the proposal is place-making and community. The houses are arranged in 3 terraces which form a characterful street scene and pedestrian mews. This organisation is proposed to create an active entrance to the site along Mayflower Way and to provide car free depth with effective natural surveillance.

The site is adjacent to residential development to the east and western sides. The land immediately to the north and south of the site is vacant. The entrance to Mayflower Way from Roundstone Lane is made up of car sales areas and the land to the west of Mayflower Way is designated as an area of open space. The surrounding area is characterised by largely two storey residential development with some limited bungalow development. The design of residential development to the west is largely uniform in style with two storey dwellings facing the street. The character of the area is thus considered to be suburban and semi-rural in character typified by large detached and semi-detached properties. Existing trees and vegetation contribute to the character of the area.

The suburban character of Mayflower Way is defined by sporadic development and a low quality relationship between the public and private realm. An aim of ACLT's proposal is to improve this relationship with a masterplan that demonstrates the key tenets of good townscape design. The proposed masterplan sets out a range of public and semi-public spaces which ACLT hope will encourage recreational use, hobby gardening and strong social interaction between neighbours. ACLT are keen to promote a productive landscape of kitchen gardens, vegetable patches, planters and fruit trees focused on a communal orchard. New trees will be planted with a number of these to the street frontage to enhance the visual character of Mayflower Way.

The application includes 3 proposed terraces. Terrace A is set back from Mayflower Way in line with the existing property to the east of the site. It overlooks a communal orchard which it directly fronts.

Pedestrian access is along the north elevation, through the orchard, and private gardens are provided at the rear (south) side. The orchard creates a green and open entrance to the site and provides publicly accessible depth to the development. Terrace B and C are aligned north - south with a pedestrian mews between them.

The mews communal space is articulated by low walled front gardens, 2 communal bike stores and trees. Terrace B is designed with a distinct roof line that allows south facing PV panels. It is set back from Mayflower Way in line with the semi-detached houses to the west of the site. This set back forms an area of communal hardstanding at the end of the mews which is the focal point for circulation across the scheme. A communal bike store is proposed to articulate this intersection.

Terrace C is designed to create a 'cottage elevation' facing down the length of Mayflower Way and to Mayflower Park. The terrace is proposed as a modest landmark which defines the entrance to the mews and establishes a clear frontage between the scheme's public and private realm. The arrangement is proposed to strengthen the townscape of Mayflower Way. The existing suburban setbacks on Mayflower Way create a weak differentiation of private and public realm. The proposed contrast of the open communal orchard and the alignment of terrace C to the north of the site is designed to complement the existing context and create a linear and structured public place with a focus rather than an open corridor access route.

The orientation of each terrace allows for south facing sustainable technologies and the majority of bedrooms face either east or south. Within these constraints, the agent has sought to create generous and flexible house plans that can be adapted to suit the needs of different occupants. All 12 dwellings face onto high-quality and attractive shared areas which articulate ACLT's civic and community values. A diverse community including young families and downsizing older residents are catered for in the unit mix and the character of the associated public areas is designed to reflect the likely activities and lifestyles of inhabitants.

Proposed architectural and landscape features articulate each house in relation to the massing of the overall scheme. Roof levels vary and chimneys are used throughout. The scheme includes details such as sash windows, casement windows, strong parapet lines, coloured downpipes and front doors to create a traditional and characterful development that will positively contribute to the visual amenities of the locality. The development has drawn inspiration from The Cottrells and Longback Cottages in the centre of Angmering. The terraces comprise red brick, pale white render, yellow render and slate and pantile roofs.

Each of the terraces and the orchard are linked by a masonry wall of varying height which forms the primary boundary along Mayflower Way creating a 'walled village garden'. To the north of the wall the proposed pavement provides safe pedestrian access along Mayflower Way and links the parking area to the east of terrace A and the parking area west of terrace C to the centre of the scheme. External surface materials have been carefully considered. Gravel, permeable concrete paving and permeable granite setts are proposed for the parking areas, paths across the site and the mews. The orchard will be grass with fruit trees and rear gardens will be turfed with concrete paved paths and seating areas.

The houses aim to meet Lifetime Homes criteria. This means they are well adapted for inclusive living, they are accessible and can adapt over time to meet changing needs. This is achieved with level thresholds, a downstairs WC large enough to convert to a shower room and circulation sufficient for non-ambulant users.

The proposal is considered to be in keeping with the character of the surrounding area and consists of short blocks of 2 storey terraced properties with relatively low ridge heights. This would provide an acceptable transition between the existing 2 storey terraced dwellings to the west and the detached

bungalow to the east. A terrace of properties fronting Mayflower Way would have resulted in a more repetitive and less architecturally interesting form of development which would not have contributed as positively to the appearance of the street scene.Given the different orientations of the blocks and the space between them the relatively spacious character of the area is retained. The proposed masterplan is designed to bring together the existing disparate and dispersed architectural qualities of Mayflower Way with a scheme that forms an active street with a strong community spirit built to reference the best of Angmering and the character of Mayflower Way.

For the above reasons the proposal is considered compliant with policies DDM1 and DSP1 of Arun Local Plan and HD4 (Materials), HD5 (Built Form), and HD6 (Housing Layout and Design) of Angmering Neighbourhood Plan. Further, the NPPF generally seeks to promoting effective use of all land (para 117) and gives weight to proposals that develop under-utilised land (para 118(d)).

The proposal has a density of 28 dwellings per hectare. The dwellings to the west have a density of 17dph and those to the east of 8.5 dph. The proposal has a higher density but is not considered to adversely affect the visual amenities or character of the locality. The density is less than that sought in policy HA2 of the Neighbourhood Plan which seeks the provision of 16 dwellings which would equate to 40 dph. This is significantly greater than the surrounding development. The proposal therefore accords with policy HD7 of the Angmering Neighbourhood Plan which requires development to be of a density appropriate for and in keeping with the setting of the immediate surrounding area.

RESIDENTIAL AMENITY

The proposed development features 4 different types of dwellings which all exceed the GIA specified in the Nationally Described Space Standards. The private amenity space for each dwelling has been designed to suit the tenure of each home. The proposed development will not give rise to any unacceptably adverse impacts to residential amenity and as such will accord with policy DDM1 (3).
the submitted indicative plans indicate that in terms of the impact of the development upon the residential amenity of existing neighbouring properties there will be no unacceptable adverse impacts on properties to the north, south and east of the site. Within the site where the rear of properties face each other the distances exceed 20m which is considered acceptable to prevent adverse overlooking.

The indicative layout plan demonstrates that acceptable rear garden sizes and depths greater than 10m can be achieved to each plot. Each house has a rear garden with separate access via a gate from the mews or from communal paths. The gardens are set out with a lawn, terrace and a garden path which leads to a shed and area of sheltered hard standing for bin storage. The 3-bed houses in terrace C will have a small front garden enclosed by a low brick wall.

Distances of 11 m to the eastern boundary and 18m to the western boundary are retained. These are considered adequate gaps to prevent adverse overbearing impacts to neighbouring properties. There is one secondary bedroom window proposed in the west elevation of unit 1 which could be obscure glazed No adverse overlooking or loss of privacy would therefore result to neighbouring properties. The dwelling to the east would have a parking area adjacent to its western side boundary, providing parking for 7 cars. It is proposed to provide hedging along this boundary which would act as a buffer. The activity levels are likely to be small in number and the noise generated is not considered to result in material harm to the residential amenities of occupiers of this property in accordance with policies DDM1 and QE DM1 and QESP1 of Arun Local Plan.

PARKING

The site has direct vehicular and pedestrian access via Mayflower Way, with car parking provision for 24 cars. The number of car parking spaces has been calculated with the West Sussex County Council Parking Demand Calculator and takes account of the nature of housing to be provided. The arrangement of proposed parking spaces reflects the traditional urban layouts which the development references. The

proposed parking spaces are distributed as 9 on-street and 15 gravel parking areas. County Highways have no objection to the proposal and it accords with policy TSP1 of Arun Local Plan and policy HD 8 of Angmering Neighbourhood Plan.

HIGHWAY CONSIDERATIONS
The Local Highways Authority (LHA) has assessed the Road Safety Audit submitted by the applicants and are satisfied that the development proposed will not give rise to severe or unacceptable impacts to the operation of the highways network subject to inclusion of relevant conditions. The proposal is therefore in accordance with policy TSP1 of the Arun District Local Plan and policy TM1 of the Angmering Neighbourhood Plan

LANDSCAPING AND BIODIVERSITY
The shrubs and trees which screen the southern boundary of the site provide a visual and acoustic barrier between Mayflower Way and the A259. This boundary will be maintained by relaying the hedge along the ACLT site boundary. This hedge line is recognised as a potentially important biodiversity habitat and will be repaired and managed as a key natural asset for the site.
It is proposed to impose a landscaping condition to ensure provision of the submitted scheme.
The submitted ecology reports demonstrate that there would be no adverse impact on protected species and the proposal therefore complies with policy ENV DM5 of Arun Local Plan which seeks to minimise adverse impacts on exisiting habitats and create links between habitats and open space. The layout provides gaps between the dwellings and an orchard and would provide additional habitats close to the existing open space to the west.

AFFORDABLE HOUSING
The proposed 12 dwellings will be managed in perpetuity as affordable rented housing by ACLT. There is a high demand for affordable housing throughout Arun District. Over 50 Angmering households have expressed interest in affordable housing with ACLT. The undersupply of housing within Arun District means that there is a compelling need to find sustainable housing sites. The proposed development represents clear and innovative progress in procuring affordable housing for Angmering and Arun.

The need for truly affordable housing in Angmering was identified in a Housing Needs Survey carried out by Angmering Parish Council, as part of its evidence base for the Angmering Neighbourhood Plan, in 2012. The survey identified a total of 25 families in need of affordable housing provision. In 2016 a similar survey was carried out by ACLT under an 'Expressions of Interest' heading. ACLT sought expressions of interest from within the parish and surrounding area and from all those with a local connection to Angmering. The data received provides an informative and up to date assessment of local needs and was independently analysed by staff at Action in rural Sussex. There were 35 responses to the 2016 ACLT survey, each unable to meet their housing needs on the open market. The type of housing required was 9x1 bed, 12x2 bed and 14x3 bed. The average household income was £17,522 per annum with those in need aged between 18 and 70. All respondents had a strong local connection. 26 lived in Angmering, 3 work in the parish, 2 have relatives in the parish, 3 work and have relatives in the parish and 1 has relatives and has previously lived locally.

The mix of housing proposed by this planning application is derived from the results of the ACLT 2016 survey which saw a preference for smaller properties. The result is that the intention is to build:
2 No. 1-bed 2 person Flats
1 No. 1-bed 2 person House
6 No. 2-bed 4 person Houses
3 No. 3-bed 6 person Houses
The aim of the affordable housing on this site is to give local people the chance to continue to live and work in the village, even on low salary levels. The aim is to be able to offer the rental of the properties at or around 60% of market rents, equivalent to a social rent rather than just affordable, which is often at the

80% level.
In this respect the proposal would accord with policy AH SP2 of Arun Local Plan and policy HA 2 of Angmering Neighbourhood Plan.

DRAINAGE/FLOODING
The application site is situated within Flood Zone 1 an area of land with low probability of flooding where all land uses are appropriate. WSCC Flood Risk Management Team have identified the site as being at low risk from surface water flooding and of negligible risk of ground water flooding.

Arun District Council drainage engineers have also been consulted in relation to this application and have raised no objections with suitable conditions having been proposed. These conditions relating to the provision of Sustainable Urban Drainage Systems have been included in this recommendation. The proposal would therefore comply with Policy WDM3 of the Local Plan.

SUMMARY
The undersupply of housing within Arun District means that there is a compelling need to find sustainable housing sites. The proposed development represents clear and innovative progress in procuring affordable housing for Angmering and Arun. The proposed development is not considered to result in any unacceptable adverse impacts on the area by way of appearance, design, neighbouring residential amenity and local highway terms and is therefore in accordance with relevant development plan policies DSP1, DDM1, DDM2 & TSP1 of the Arun District Local Plan, policies HD2 Parish Housing Allocation, HD3 (Housing Mix), HD4 (Materials), HD5 (Built Form), HD7 (Housing Density), HD8 (Parking for New Development) HA 2 Field in Mayflower Way and TM1 (Local Highways) of the Angmering Neighbourhood Plan and is recommended for approval subject to the following conditions.

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.

SECTION 106 DETAILS

The application is approved subject to a completed Section 106 Agreement relating to the management and occupation of the units for provision of Local Needs Affordable Housing in Perpetuity by a Locally Approved Affordable Housing Provider.

RECOMMENDATION

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:
Location Plan 001 rev01, Detailed Site Plan 201 rev02, Proposed Block Plan 002 rev01, Landscape Plan 1141/01 revA, Terrace A Drawing Sheet 204 rev01, Terrace A- 1 bed -Detail 209 rev00, Terrace A -3bed - Detail 208 rev00,Terrace B - 2 Bed - Detail 207 rev00, Terrace C - Flats - Detail 210 rev00, Terrace B drawing 205 rev01, Terrace C Drawing Sheet 206 rev 01, Proposed Site Elevations 203 rev00.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District Local Plan.

3 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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:

1. 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
potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) 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.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying 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.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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 Arun Local Plan policy QESP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

4 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 Arun District Plan policies QESP1 and QE DM4.

5 Prior to occupation of any part of the permitted 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 Arun Local Plan policies QESP1 and QE DM4.

6 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, the Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :

a. An indicative programme for carrying out the works
b. The arrangements for public consultation and liaison during the construction works.
c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
d. Detail of any flood lighting, including location, height, type and direction.
e. The parking of site operatives and visitors
f. Loading and unloading of plant and materials
g. Storage of plant and materials used in construction and development
h. Wheel washing facilities
i. Measures to control the emission of dust and dirt during construction

Reason: In order to safeguard the amenity in accordance with policy DDM1 of 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.

7 No plant or machinery shall be operated, during the construction period, no process carried out and no deliveries taken or despatched from the site except between the hours of 07:00 and 18:00 hours on Monday to Fridays inclusive; 08:00 and 13:00 hours on Saturday; not at any time on Sundays or Public or Bank Holidays

Reason: To safeguard the amenities of neighbouring properties in accordance with Arun Local Plan policies QE SP1 and QE DM1.

8 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E - Rural.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

9 Landscaping (hard and soft) shall be carried out in accordance with the details shown on plan (1141/01 revA). 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy DDM1of the Arun Local Plan.

10 All activity at the site is to be carried out in strict accordance with: - Arboricultural Implications Assessment Report Ref: JH4.22, dated 9th November 2017 (Broad Oak Tree Consultants Ltd).
- Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan ref: J54.22/02, dated 05/11/2017.
- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area in accordance with policy DDM1 of Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the retention of important trees.

11 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 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 satisfactory drained in accordance with

polices WDM1 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.

12 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 drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies WDM1 of the Arun Local Plan.

13 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 of 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 WDM1 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.

14 Upon completed construction of the surface water drainage system but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved surface water drainage system Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason : To ensure the efficient maintenance and on-going operation of the surface water drainage system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with polices WDM1 of Arun l Local Plan.

15 The first floor window on the east elevation of unit 1 shall at all times be glazed with obscured glass and fixed to be non-opening below 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of Arun Local Plan.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no

windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor level in the east elevation of unit 1 without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policy DDM1 of the Arun Local Plan.

17 Prior to commencement of development the hedgerows on site used by bats for commuting and foraging will need to be retained and enhanced for bats in accordance with details to be submitted to and approved by the Local Planning Authority and retained in perpetuity. This will include having a 5m buffer strip around the hedgerows and the provision of fencing and filling of gaps using native hedge species.

Reason: To ensure that hedgerows are retained for bats in accordance with policy ENV DM5 of Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the retention of the hedges during the course of development.

18 Prior to commencement of development a badger survey shall be undertaken and submitted to the Local Planning Authority to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced for approval by the Local Planning Authority and the approved details provided on site and retained in perpetuity.

Reason: To ensure that if badgers are present they are protected in accordance with policy ENV DM5 of Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the protection of badgers.

19 Following implementation of the development and prior to occupation the following items shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority .
· Bat and bird boxes shall be installed on the site
· Grassland areas shall be managed to benefit reptiles.
· Log piles shall be provided on site
The items so provided shall be retained in perpetuity.

Reason: To ecologically enhance the area in accordance with policy ENV DM5 of the Arun Local Plan.

20 INFORMATIVE: Fire Safety. Terraces A-C. The only means of escape in the event of fire from first floor bedrooms is through an open plan kitchen/diner and so these bedrooms are inner rooms. The hazard can be mitigated by creating a ground floor lobby from the stairs to the front door which would be necessary in every case.
The only means of escape in the case of the flats in Terrace C is through the open plan kitchen and so they are inner rooms. The risk can be mitigated in the ground floor flat by ensuring that the bedroom window complies with fire escape window requirements. There is no easily apparent way of mitigating the risk in the first floor flat as fire escape windows at first floor or above are not acceptable to Environmental Health since this replaces one hazard with another

21 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

22 INFORMATIVE: It is recommended that main access doors are fitted with a door viewer or

door opening limiter and safety chain. Door letter boxes should be fitted with a security cowling. If there are constraints which prevent door mounted letter plates then a surface mounted letter box can be used which must be robust in its construction. TS 009 letter boxes offer reassuranceThe letter box must be securely fitted to the face of the building in accordance with manufacturer's instructions in a location they can be easily viewed.

23 INFORMATIVE: Secured by Design 'Homes 2016' which can be found at www.securedbydesign.com recommends that all door sets allowing direct entry into the homes, eg front and rear doors, interconnecting garage door sets , French doors, Bi-fold or sliding patio doors, apartment entrance door sets and easily accessible balcony door sets shall be certified to one of the following standards. PAS 24:2016, STS 202 or LPS 1175 Issue7 SR2.
All easily accessible windows shall also be certified to PAS 24:2012 BS EN 1672 Class 3. Easily accessible is defined within Building Regulations Document Q Appendix A as: (A window or door set, any part of which is within 2 metres of an accessible level surface such as a ground floor or basement level or an access balcony.)

24 INFORMATIVE:
Bats- The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should unnecessary artificial light spill through the use of directional light sources and shielding.
Reptiles - A precautionary approach should be taken within the site area with regards to reptiles. Site clearance should be conducted during the season reptiles are active and the vegetation should be cut down to 10cm prior to any works taking place and then carefully cleared. Any dead wood or rubble piles should be dismantled by hand and relocated.

25 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

26 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to the management and occupation of the units for provision of Local Needs Affordable Housing in Perpetuity by a Locally Approved Affordable Housing Provider.