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Planning Statement

Wilmington, Arundel Road, Angmering

October 2021



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Project Name: Wilmington, Arundel Road, Angmering

Location Wilmington, Arundel Road, Angmering, BN16
4ET

Client: Mr and Mrs B R Parsons

File Reference: P1884

Issue	Date	Author	Checked	Notes
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PL2	27/10/2021	Finlay Gardner	Chris Barker	Second Draft
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1. Introduction

- 1.1.** This statement has been produced on behalf of **Mr and Mrs B R Parsons** in support of the Outline Planning application at Wilmington, Arundel Road, Angmering. The development description for the proposal reads:

“Outline Planning Application for the erection of 7no. residential dwellings, vehicular and pedestrian access”.

- 1.2.** This outline application seeks approval for the principle of development and access provision with the following reserved matters for future consideration Layout, Scale, Appearance and Landscaping, with plans provided for illustrative purposes only.

- 1.3.** This Statement sets out the relevant background for the determination of this planning application and illustrates how the proposal has been informed by the National Planning Policy Framework, adopted policies within the Arun Local Plan 2011-2031, the Arun Design Guide and the ‘made’ Angmering Neighbourhood Plan 2014-2029.

- 1.4.** This application for Outline Planning should be considered with full regard to the following suite of supporting documents, drawings, and plans:

- **Application Forms and Notices**
- **Application Drawings**
- **Community Infrastructure Levy Forms**
- **Design and Access Statement**
- **Drainage Strategy Report**
- **Arboricultural Impact Assessment**
- **Energy and Sustainability Statement**
- **Ecological Impact Assessment and Ecological Mitigation and Enhancement Strategy**
- **Biodiversity Net Gain Report**
- **Topographical Survey**
- **Highway Report**

2. The Site

- 2.1.** The application site is situated to the north of Angmering village, to the south of the A27. Whilst this is located outside the built-up area boundary there are a significant number of dwellings which have been approved with more allocated as HELAA sites. The site has also been identified as a 'deliverable' site which should now be available (Figure 1).

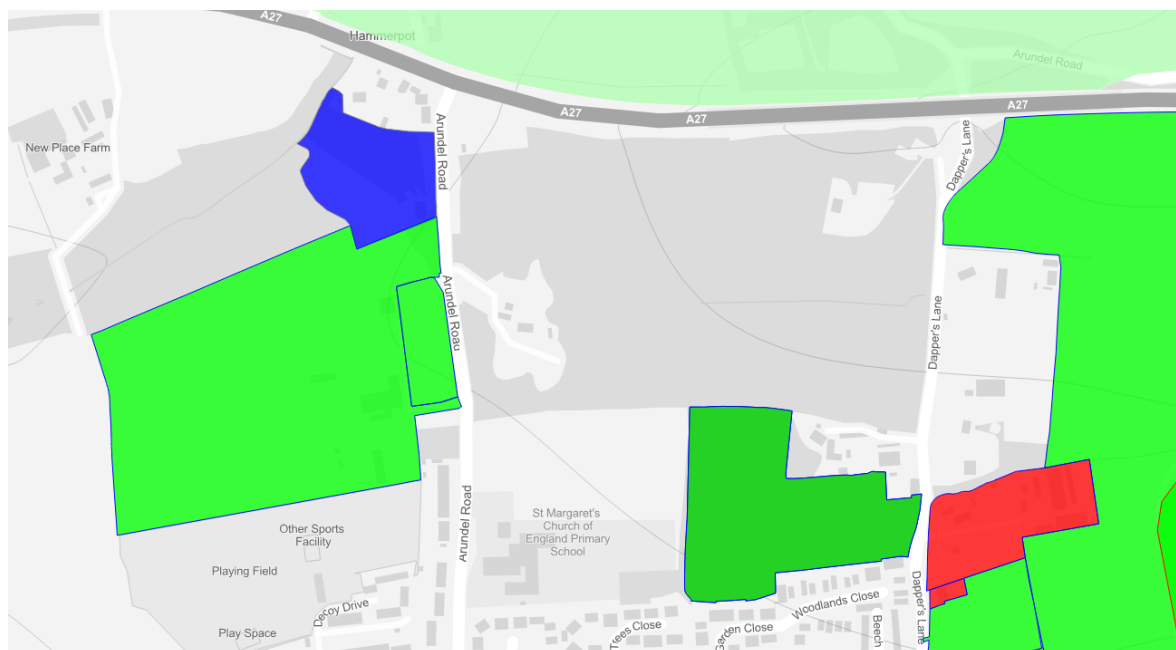


Figure 1 - HELAA Site Allocations (Source: Arun Interactive Maps)

- 2.2.** The site is approximately 7691.02sqm in size and is an open field area with outbuildings situated to the east of the site.
- 2.3.** The site is soon to be bounded by residential development to the south on Arundel Road and to the north there is existing residential and industrial units. To the east of the site there is currently a campsite with a large woodland which runs to Dappers Lane.
- 2.4.** The site is considered sustainable with local amenities which are easily accessible including St Margret's Primary School, Immanuel Church, Angmering Sports and Social Club, and Angmering Post Office and Co-Operative store, and other local amenities. There are a plethora of amenities within 1.25km with bus stops within 600m including those listed above.
- 2.5.** The site falls within Flood Zone 1, which are areas defined as having a low probability of flood risk. The site does not appear to contain any Tree Preservation Orders (TPOs) or other relevant landscape or environmental designations.



Figure 2 - Site Location Plan

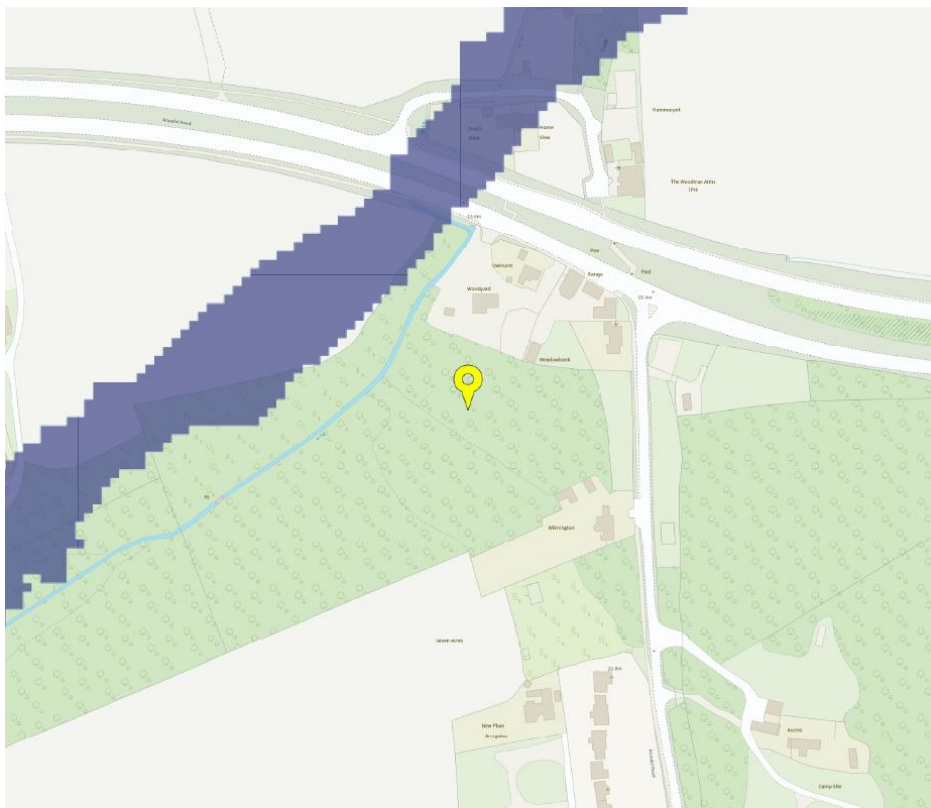


Figure 3 - Environmental Agency Flood Map

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- 2.6.** There are Public Rights of Way within the locality of the proposed development but none that traverse the site.



Figure 4 - Public Rights of Way (Source:WSCC iMap)

3. Planning History

The Site

- 3.1. After an extensive search of the planning history of the site there is only one application for development. This relates to **A/62/00/** Outline application for one detached two storey dwelling with a double garage. This was **Refused** due to its location outside the Built-Up Area Boundary.
- 3.2. Furthermore, there is a certificate of lawfulness for an existing use – use of property as private residence and adjoining land for horse grazing. This was **Approved** under reference **A/30/95/CLE**.
- 3.3. There are also multiple recent relevant applications in the wider locality of Angmering village.

Other relevant planning applications

- 3.4. Below is a list of relevant applications within Angmering village, ordered chronologically.

Land off Arundel Road

- 3.5. **A/36/18/OUT** Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage systems (SuDs) with vehicular access point from Arundel Road, one full-sized football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.
- 3.6. **Refused on 07/09/2018 due to the proposal being outside the built-up area boundary, the absence of a signed S106, insufficient highways details and loss of an established employment site.**
- 3.7. **A/122/19/OUT** Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan. **Approved with S106 on 17/03/2020**
- 3.8. **A/207/21/PL** Variation of condition following the grant of A/122/19/OUT relating to Conditions Nos. 4 – approved plans and 16 – vehicular access. **Application currently undecided.**

Land Between New Place Bungalow & Arundel Road

- 3.9. **A/131/16/OUT** Outline planning with some matters reserved for 9 No. one & a half storey houses with garaging, including 3No. affordable housing units – This is a departure from the development plan. **Approved with S106 on 21/12/2016**
- 3.10. **A/85/18/RES** Approval of reserved matters for appearance, landscaping & scale following outline consent A/131/16/OUT for 9 No. one & a half storey houses with garaging. **Approved 04/10/18**
- 3.11. **A/95/20/PL** Variation of condition 1 – Plans condition, imposed under A/85/18/RES relating to approved plans (Type 3 floor plans, elevations, roof plan, site plan, street scene). **Approved 26/08/2020**

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Land to the North of 68 Arundel Road

- 3.12. A/31/18/OUT** Outline application with all matters reserved for the erection of 2 No. 3 bedroom semi-detached properties & associated landscaping works. This application is a Departure from the Development Plan. **Approved on 03/10/2018**
- 3.13. A/161/18/RES** Approval of reserved matters following outline consent A/31/18/OUT for 2 No. Dwellings. **Approved on 22/01/2019**
- 3.14. A/43/19/PL** Variation of condition 2 imposed under A/161/18/RES relating to approved plans including changes to internal layout, provision of a study at first floor, amended materials and access and addition of a second window at first floor level in the side elevations. **Approved on 29/05/2019**

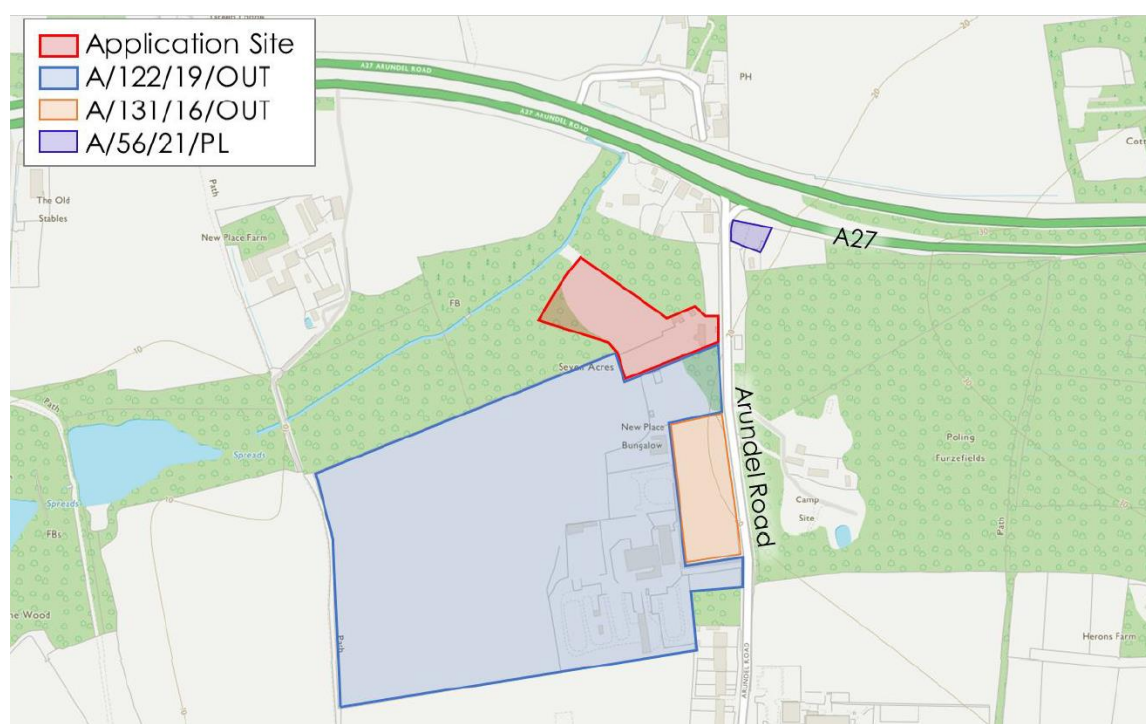


Figure 5 - Permitted Development in relation to the site.

4. The Proposal

- 4.1.** The proposal seeks to provide the following development:

“Outline Planning Application for the provision of 7no. residential dwellings, vehicular and pedestrian access and hard and soft landscaping”.

- 4.2.** The proposal is for 7 residential dwellings comprising a mix of 2no. 4-bedroom dwellings, 3no. 3-bedroom dwellings, and 2no. 2-bedroom dwellings. The illustrative site plan submitted in support of this application illustrates the layout and distribution of the dwelling mix and type.
- 4.3.** The proposed development will consist of chalet style 1.5 storey buildings with habitable accommodation incorporated within the roof space, two feature bungalows to minimise scale in the centre of the site and 2 storey detached dwellings, which are commensurate in height to the surrounding built environment and landscape. The dwelling mix will comprise semi-detached and detached dwellings. The two storey aspects of the proposed development have been strategically positioned to reflect that of the approved development to the south of the site.
- 4.4.** The proposed development will be designed to provide a high-quality design within a context of traditional materials, timber post porches, feature gables and roof forms. The proposed materials will consist of a combination of bricks, timber posts and clay tiling. The proposed dwellings and street scape have been designed to be in keeping with the character of Angmering and the approved development to the south under A/122/19/OUT. Architectural influences have been generally taken from the neighbouring development and wider West Sussex vernacular to create a scheme design that will sympathetically relate to the adjoining residential area.
- 4.5.** In relation to landscaping, related natural open space is provided in the north western edge of the site as well as a central area. All the dwellings will be provided with private gardens. Soft landscaping features will also be incorporated across the site as part of the street scene. The landscape measures will incorporate mitigation planting. A mix of hard surfaces are proposed to entrances into the plots, terraces, vehicle parking, access, and roads.
- 4.6.** The development will also include 23no. car parking spaces, 4 of which will be unallocated spaces. The parking will be split with 2 spaces per 2Bedroom House (incl. garages), 3 spaces per 3/4-Bedroom House (incl. garages) and 4 unallocated spaces. Further to the car parking spaces there will be places for 12 bicycles to be stored in accordance with the relevant policies. In addition to this there will be a tanker layby to the north of the site.
- 4.7.** In terms of access, the site will utilise a bell-mouth access point on the east of the site which is currently used as the access for Wilmington.

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Figure 6 - Illustrative Site Layout Plan

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the adopted Arun Local Plan 2011-2031 and Angmering Neighbourhood Plan 2014. The National Planning Policy Framework, the National Planning Practice Guidance and Supplementary Planning Guidance are material considerations.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 and revised in July 2021, at its heart is the presumption in favour of sustainable development.
- 5.2.2. The role of residential developments in providing for sustainable development cannot be underestimated, with the delivery of a wide choice of high-quality homes contributing to the social, economic and environmental benefit of Arun District. This is supported under the provisions of Paragraph 8 of the NPPF.
- 5.2.3. In this regard, it is therefore considered that the proposed development of the application site to provide high quality residential dwellings represents sustainable development and should therefore benefit from the presumption in favour of sustainable development under the provisions of paragraph 11 of the NPPF.
- 5.2.4. Paragraph 11 promotes the presumption in favour of sustainable development and confirms that development proposals that accord with the development plan are to be approved without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.2.5. Footnote 8 in Paragraph 11 of the NPPF also states that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.
- 5.2.6. Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

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- 5.2.7. Section 11 of the NPPF seeks for developments to make ‘effective use of land’ and states at paragraph 119 that *‘planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.’*
- 5.2.8. Paragraph 124 notes that Planning policies and decisions should support development that makes efficient use of land, considering:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 5.2.9. Section 12 of the NPPF saw multiple changes in the July 2021 update of the NPPF and is consistent with the principles set out in the National Design Guide and National Model Design Code, to achieve *‘beautiful and sustainable buildings and places’* (paragraph 126). Paragraph 130 is clear that planning policies and decision should ensure that developments:
- ‘a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’*

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- 5.2.10. Paragraph 60 seeks to boost significantly housing supply where it is important that a sufficient amount of variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.2.11. In terms of promoting sustainable transport, Section 9 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 5.2.12. Section 16 of the NPPF addresses how the planning process should conserve and enhance the historic environment.
- 5.2.13. Section 17 of the NPPF seeks to ensure the planning system contributes to and enhances the natural and local environment.
- 5.2.14. Overall, it is strongly contended that the proposed development is entirely compliant with the objectives of the NPPF, and which is addressed in further detail within Section 6 below.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The NPPG elaborates on the policies of the NPPF, and reaffirms the requirement for good design, and the presumption in favour of sustainable development.

5.4. Strategic Planning Policy – Arun Local Plan 2011-2031 (July 2018)

- 5.4.1. The Arun Local Plan 2011-2031 provides the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within the Arun District.
- 5.4.2. As of the 14th December 2020 the council has only been able to illustrate a 3.3 year housing land supply as shown in the Authority Monitoring Report 2019-2020. Therefore, the Council's housing supply and housing delivery will need to now be assessed from the Government's standard methodology for assessing housing need (in accordance with Paragraph 11 of the NPPF). The Council's housing supply will therefore be assessed against the figure of 2,0016 dwellings per annum, rather than the previously adopted housing target of 2016 dwellings per annum. Given that the Council do not have an up-to-date Local Plan, and the Council are unable to demonstrate 5 years' worth of housing supply against this revised figure, the housing delivery policies contained in the Local Plan are considered out of date.
- 5.4.3. Although policies relating to housing delivery are considered out of date, all Local Plan policies considered relevant to the proposed development are listed below and discussed in further detail within Section 6 of this Planning Statement.
- Policy SD SP1 Sustainable development
 - Policy C SP1 Countryside
 - Policy H SP2 Strategic Site Allocation
 - Policy H DM1 Housing mix
 - Policy D SP1 Design
 - Policy D DM1 Aspects of form and design quality

- Policy D DM2 Internal space standards
- Policy ECC SP1 Adapting to climate change
- Policy ECC SP2 Energy and climate change mitigation
- Policy ECC DM1 Renewable energy
- Policy OSR DM1 Open Space, sport & recreation
- Policy TSP1 Transport and Development
- Policy TDM1 Sustainable Travel and Public Rights of Way
- Policy ENV SP1 Natural Environment
- Policy ENV DM4 Protection of trees
- Policy ENV DM5 Development and biodiversity
- Policy W DM1 Water supply and quality
- Policy W DM3 Sustainable Urban Drainage Systems

5.5. Strategic Planning Policy – Angmering Neighbourhood Plan 2014

- 5.5.1. The Angmering Neighbourhood Plan was adopted in 2015 and provides a vision for the future development of the village. It sets out clear policies and objectives to realise these visions through planning and controlling land use and development change over the Plan period 2014 to 2019.
- 5.5.2. In relation to relevant policies all development within the Parish is also required to comply with the following policies:
- Policy HD1: Built Up Area Boundary
 - Policy HD3: Housing Mix
 - Policy HD4: Materials
 - Policy HD5: Built Form
 - Policy HD6: Housing Layout & Design
 - Policy HD8: Parking for New Development
 - Policy TM1: Local Highways
 - Policy TM2: Cycling, Walking and Equestrian

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5.6. Supplementary Planning Document – Arun District Design Guide (2021)

5.6.1. Arun District Council formally adopted the Design Guide Supplementary Planning Document (SPD) on 25 January 2021. The Arun District Design Guide has been prepared as part of the Council's commitment to secure the highest quality new development within the District. The aim of the Design Guide is to provide detailed information that supplements the design policies of the Arun Local Plan, raising the design standard across the District and setting out Arun District Council's expectations on how the distinctive character and qualities of the District should be respectfully improved and enhanced through development.

5.6.2. The Design Guide has been fully assessed in the preparation of this application and is discussed in detail within the accompanying Design & Access Statement. To conclude, the proposals are considered to provide a development of the highest architectural quality which seeks to raise the design standard in the immediacy.

5.7. Supplementary Planning Document – Arun Parking Standards (2020)

5.7.1. Arun District Council formally adopted a new Parking Standards SPD as a result of West Sussex County Council's new guidance on Parking at New Developments' document (January 2020).

5.7.2. The Parking Standards SPD relates to the amount of parking, cycling and electric vehicle charging points expected to be provided within developments of differing sizes.

5.7.3. In this regard the SPD has been considered in the preparation of this application and is discussed in detail in Section 6 of this statement.

5.8. Supplementary Planning Document – Arun District Public Open Space, Playing Pitches and Built Facilities (2020)

5.8.1. The Arun District Council Public Open Space, Playing Pitches and Built Facilities January 2020 SPD was officially adopted at the Full Council Committee meeting of the 15th of January 2020. The SPD sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Indoor and Built Sport Facilities, in terms of quantity of land and or financial contributions (including maintenance) and thresholds for on-site and off-site provision.

5.8.2. The SPD has been fully reviewed in the preparation of this application and is discussed in more detail in section 6 of this statement.

5.9. Housing and Economic Land Availability Assessment (HELAA)

5.9.1. The Council published a HELAA in 2020, which provided an assessment of the deliverability and developability of sites for housing or economic development. The HELAA forms an important evidence base document in relation to providing potential development options for Arun District Council. As part of the HELAA, the application site (ref:38, Wilmington, Arundel Road) was considered to be developable for a viability yield of 40 residential units in the next 5 years. The proposal is for a section of the site as such a smaller scheme has been used.

5.9.2. Further to this the original HELAA yield of 40 units was an estimate prior to detailed assessment of the site. Once this detailed assessment of the site was carried out it became apparent that the actual developable area of the site would result in a new net yield of 7 new build units due to the constraints on site (trees and ecology).

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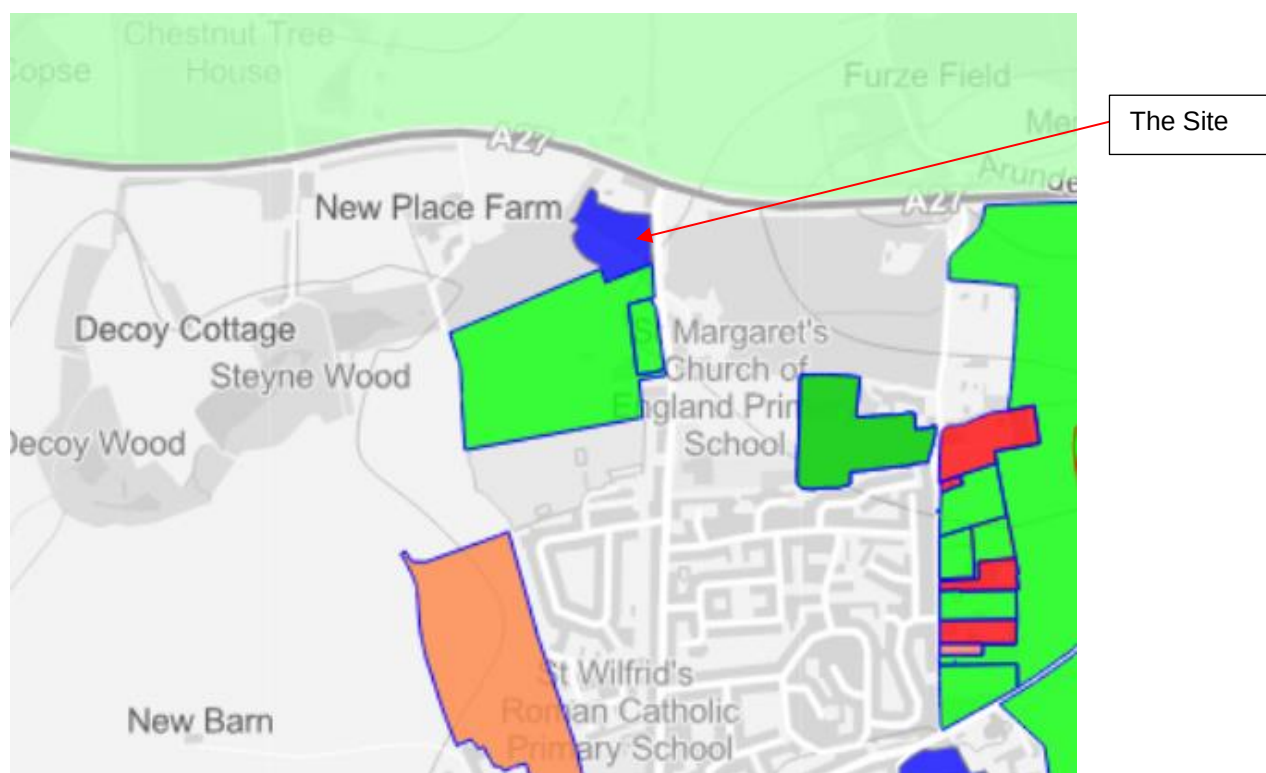


Figure 7 - HELAA Site Allocation

Reference	38
Site Location	Wilmington, Arundel Road
Parish	Angmering
Grid Reference	506648 - 105561
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	1.67ha
Net Developable Area	1.34ha
Viability Typologies	3-MG50
Description of Site and Existing Use	This site is almost entirely woodland, with one large dwelling at the southeast corner. Located just south of the A27. Access from Arundel Road. Agriculture, Residential
Settlement	Angmering
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Potential Use for Evaluation	Housing/ Commercial

Figure 8 - HELAA Assessment Summary Table

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Suitability Summary	This site is situated some distance from the centre of the village. The council has recently granted planning permission for 9 houses on the piece of land near the site identified as 'Land between New Place Bungalow and Arundel Road Angmering'. Further consent has also been granted on neighbouring land under planning reference: A/122/19/OUT. The site is located close to the local primary school. It could have potential, subject to identifying a solution to the significant tree cover on the site.
Availability Summary	The site has been promoted to the council (2020) and as a consequence, it is considered to be available.
Achievability Summary	According to the Local Plan Viability Assessment 2016, this site is considered to be viable and therefore achievable.
Deliverability Summary	As at June 2020, promoter estimates Submission of Planning application (outline) in January 2021 and completion of last dwelling in April 2023.
Constraints	Arun SFRA Ground Water Flood Risk v1 In North West corner - PLEASE NOTE: The climate change 100yr flooding contour affects this site and could potentially reduce the final yield for the site. The final yield will be dependent on sequential and exception tests and other relevant mitigation measures. The yield figure in this report does not reflect the climate change impact and therefore the status of this site reflects the yield using the viability study methodology without the climate change 100yr flooding

HELAA OFFREP (OUB)

	contour. Should this site be taken forward as an allocation within the development plan, then further assessment will be required to address the climate change impact.
Current Status	Deliverable

Figure 9 - HELAA Assessment Summary Table Continued

5.10. Community Infrastructure Levy

- 5.10.1. In addition to local policies, full consideration has been given to Arun's adopted Community Infrastructure Levy (CIL) charging schedule. The charging schedule came into effect on 1st February 2016 and splits residential CIL charges into 5 Zones. The proposed development site qualifies as being within 'Outside Built-Up Area North A259', with a total charge of £150 per square metre of net additional residential floor space (excluding any indexation applicable at commencement of development).

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this proposal are as follows:

- **Principle of Development**
- **Design, Form and Appearance**
- **Residential Amenity**
- **Ecology**
- **Arboricultural**
- **Transport and Highways**
- **Flood Risk and Drainage**

6.1.2. These issues will be considered independently despite being linked to ensure a sustainable form of development.

6.2. Principle of Development

6.2.1. The site is situated outside the current built-up area boundary of Angmering where residential development is encouraged. However, due to the site neighbouring a new residential development to 160 dwellings approved under application A/122/21/OUT which would also be considered to be located outside the built-up area boundary, there is already an established precedent for development in the area. The site is situated within a highly sustainable location and is well placed to access services and infrastructure in the immediacy.

6.2.2. As set out in the preceding chapter, the site (including additional land which does not comprise this application) has been considered developable for up to 40no. dwellings by Arun District Council. The proposal for 7no. dwellings is therefore clearly acceptable in this regard and is considered to therefore be acceptable in principle.

6.2.3. Further to the above, as of 2020, Arun District Council can only demonstrate a 3. year housing land supply as published in their own Authority Monitoring Report. Therefore, cannot demonstrate the required 5-year supply and it is more likely to be that they are able to demonstrate less than 3 years. The delivery of 7no. residential dwellings would therefore be a significant and valuable contribution towards the severe housing shortfall in the district.

6.2.4. As such it would be considered that the proposed development would benefit from the presumption in favour of sustainable development in line with paragraph 11 of the NPPF where the benefits of the proposed development outweigh the harm caused.

6.3. Design, Form and Appearance

6.3.1. The Design and Access Statement (DAS) which accompanies this application has considered the layout, form, scale, appearance, and landscaping in detail.

6.3.2. The proposed dwellings are of a high-quality design which responds positively to the traditional context of the wider site and character of the local area. Policy HD4 of the made Neighbourhood Plan (NP) requires developments to reflect local materials and features evident in the immediate surrounding area. The proposed materials and design of dwellings have been specifically chosen to reflect the local vernacular and seek to incorporate tile hanging, in line with Policy HD6 of the NP. Refer to the Design & Access Statement for further information.

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- 6.3.3. The proposed interaction between the built form and soft and hard landscaping has been designed to provide high quality public realm through soft areas of landscaping and private front gardens to encourage social interaction within the proposed streets. In this regard, the proposals are considered to directly respond to Policy HD5 of the made NP and the principles of the adopted Arun Design Guide.
- 6.3.4. The heights of the development have been carefully considered to respond sensitively to the surrounding building heights of nearby development sites and associated residential dwellings. The proposed dwellings are generally set at two storeys with a small number of two and half storey development, which will help to respect views into and out of the site providing a sense of enclosure and community.
- 6.3.5. A mix of semi-detached and detached dwellings as well as bungalows are proposed reflecting the surrounding context, which will help create a development that is varied in appearance to allow high quality architectural individuality.
- 6.3.6. The proposal seeks to provide a significant amount of open space with 2494.3sqm allocated throughout the site. This is to ensure the development creates a spacious setting with focus on trees.

6.4. Residential Amenity

- 6.4.1. The proposed scheme has been sensitively designed to respect the existing residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.
- 6.4.2. With regards to the residential amenity of existing occupiers, the proposed dwellings are considered to be situated a sufficient distance away from the existing dwelling and would therefore not have a significant impact. Furthermore, the proposed development is set a sufficient distance from the approved development under A/121/21/OUT.
- 6.4.3. The closest dwelling to the proposed development is situated to the immediate north and is called 'The Firs'. Significant attention has been paid to the existing dwelling's boundaries to avoid any harm to privacy. In this regard, sensitive boundary treatment is proposed in the form of buffer planting and landscape buffer planting which is focused to the existing dwelling's southern and western boundaries.
- 6.4.4. To the south of the site is a strategic allocation site which has recently been granted permission for 160 residential units. The site layout has taken account of this development by proposing informal open space, planting and trees to the southern boundary of the site. Residential properties have specifically been focused away from this building due to potential noise and disturbance from the existing use.
- 6.4.5. As set out within the accompanying Design & Access Statement, the dwellings to the north and west of the site have been situated away from the boundary to avoid any potential noise disturbance. The proposed development would consist of a more conforming use than the previous use of a paddock and residential garden space. In this regard, the proposed use would not result in an increase in noise and disturbance.
- 6.4.6. In relation to the proposed dwellings, the units have been carefully and sensitively orientated to avoid direct overlooking and inter-looking between adjacent properties. In this respect the back-to-back distances are considered to be entirely acceptable and accord with Arun's recently adopted Design Guide in Section 3 where it is expressed that there is a minimum requirement of 10.5m for rear to rear garden spaces.

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6.4.7. Sufficient boundary treatment is proposed to the boundaries of the residential to avoid inter-looking between gardens. Furthermore, sufficient planting has been proposed on a majority of the residential boundaries to further safeguard residential amenity.

6.4.8. The proposed development is considered to be in accordance with the NPPF and local planning policy.

6.5. Ecology

6.5.1. The application is accompanied by an Ecological Mitigation and Enhancement Strategy (EMES) and an Ecological Impact Assessment (EIA) which has been carried out by CSA Environmental Consulting.

6.5.2. The site does not fall within any designated site for ecology. The site comprises primarily scrub grass which has been used for grazing through the previous use of the site as a paddock. A Preliminary Ecological Appraisal has been carried out which found no requirement for additional surveys at the site with no impacts upon habitats or species.

6.5.3. Mitigation and enhancement of the site will be implemented in accordance with the Ecology Mitigation and Enhancement Statement. Key aspects of this are the addition of trees and shrub planting, and semi natural habitats.

6.6. Arboricultural

6.6.1. This application is supported by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan which have been prepared by PJC Consultancy Ltd.

6.6.2. The accompanying assessment provides details of the trees which are proposed to be removed as a result of the development. This includes the removal nine individual trees, three groups for removal and two groups for partial removal proposed to facilitate the development. As set out within the accompanying assessment, the trees which are proposed for removal or pruning are mainly low-quality trees with three other specimens which are assessed to be category B trees but directly overshadow plots 1-3 and 4. The impact of removing these trees from the site will be minimal and the overall rural feel to the site will be retained.

6.6.3. There are no trees within the site that are under the protection of a Tree Preservation Order at the time of submission.

6.6.4. The proposal will result in the loss of some trees however, the new scheme will introduce 53 new trees, significantly increasing the numbers of trees across the development site. Please refer to the Illustrative Site Plan.

6.6.5. Furthermore, and as identified within the Tree Protection Plan, the proposal seeks to retain trees that front the site onto Arundel Road, which are considered to positively contribute towards the visual amenity of the area. The trees on the boundary are retained to maintain the tree lined character of the locality.

6.6.6. To conclude, the accompanying assessment states that, from an arboricultural perspective, the principle of the proposed development is therefore considered supportable in terms of Local Policy relating to trees.

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6.7. Transport and Highways

- 6.7.1. Access to the site will be achieved using an improved existing crossover onto Arundel Road. The scheme incorporates sufficient parking within the close as previously explained with visitor spaces provided. In total there will be 21 spaces including 4 electric vehicle charging spaces. There will be the provision of cycle storage at each of the plots for a total of 12 spaces in line with the requirements.
- 6.7.2. The site is accessible via a wide range of transport modes which have a potential to reduce the reliance upon private car use. This is especially relevant in relation to the short walks to bus stops. It is considered that the location of the site accords with the National Planning Policy Framework and as such gives a genuine choice about how future residents can travel.

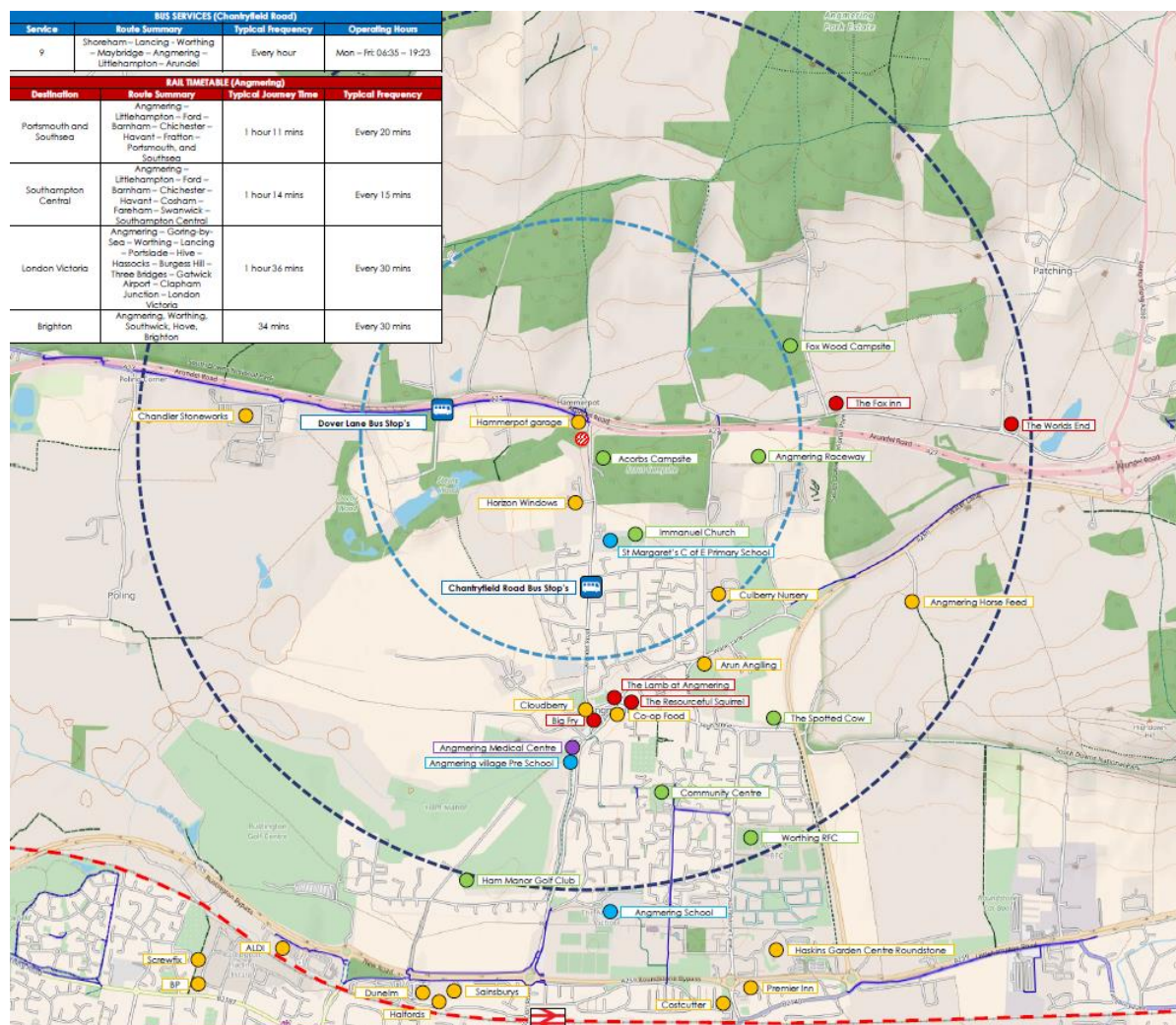


Figure 10 - Accessibility Plan

6.8. Flooding and Drainage

- 6.8.1. The site is situated entirely within Flood Zone 1 as defined by the Environment Agency flood risk maps. These areas are considered to have low potential for risk of flooding. Having regard to the location of the site away from rivers and streams not tidally influenced the risk of flooding in that regard is low. The surface water flood risk has been investigated. The long-term flood map shows the site to be within an area of very low surface water flood risk.

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- 6.8.2. The drainage for the scheme has been carefully considered and a multifaceted approach which includes SuD's, Soakaways and the use of the existing Main Sewer. This is to ensure the most efficient drainage is in place whilst having sustainable approach at the core of the drainage strategy.
- 6.8.3. It is not considered that infiltration measures are viable on the site, given the borehole records in the vicinity. It is proposed that a seepage trench located in the lower parts of the site will be constructed for the runoff to be discharged into. The proposed drainage system will include 1024sqm of permeable block paving. With a minimum sub-base thickness of 350mm, together with 2 cellular storage tanks of approximately 115cubic m with a controlled outflow to the seepage trench via a hydrobrake of 3.50l/s, as detailed in Drawing PL301.
- 6.8.4. It is proposed that all captured runoff from the proposed hard standing areas is captured up to the 100-year event including 40% climate change without exceedance.

7. Conclusion

- 7.1 In conclusion, the proposed “*Outline Planning Application for the erection of 7 no. residential dwellings, vehicular and pedestrian access*” has been assessed against all relevant National and local planning guidance, policies and all other material considerations.
- 7.2 The proposal will provide an excellent residential development opportunity to provide additional housing for Angmering and the Arun District as a whole. We are of the view that the proposal would not give rise to any adverse impacts which would outweigh the benefits of the 7 new dwellings.
- 7.3 The provision for 7 residential dwellings seeks to engage the provision of paragraph 11 d of the NPPF. Providing, in the absence of a 5 year housing land supply, new dwellings in a highly sustainable location. The presumption in favour of the development must therefore apply.
- 7.4 The design of the proposal has been fully informed by the context of the site. The design of the proposal in relation to density, layout, scale, and mass has been given careful consideration in relation to the context of the site and the impact on residential amenity of existing and proposed neighbouring properties. In this regard the scheme is considered acceptable. The proposals represent an opportunity for the effective use of underutilised land which is sustainably located to provide a suitable range of dwellings which will enhance the character and appearance of the locality.
- 7.5 In highways terms, a safe and acceptable access arrangement has been proposed and the scheme is considered acceptable in these terms.
- 7.6 There are not considered therefore to be any adverse impacts of the development and the development is fully consistent with the aims and objectives of the National Planning Policy Framework.
- 7.7 The Council is therefore respectfully requested to grant outline planning permission for this development.