

The original Outline permission for the development of up to 525 dwellings, 3ha of employment land, public open space, play areas, access and associated infrastructure and landscaping was permitted by Arun District Council on the 27th August 2019 under planning application reference A/40/18/OUT. At the time of submission, three additional applications have been submitted to the Council relating to the development site. One Section 73 application has been submitted to amend the parameter plans which is under consideration by the Council. Two Approval of Details / Condition Discharge applications have been submitted to the Council of which one has been discharged for Condition 25 (Archaeology) (LPA Ref: A/136/21/DOC) and one is under consideration for Condition 5 (Design Code).

The outline consent was granted with the statutory time limit condition (Condition 2) requiring the approval of the reserved matters no later than three years from the date of this permission, which would be 27th August 2022. Condition 3 requires commencement of development before the expiry of 5 years from the date of outline approval or the expiry of 2 yrs. from the approval of the last reserved matters, whichever is the later.

The outline application was determined in the context of the Adopted Arun Local Plan 2011-2031 (ALP) and the Made Angmering Neighbourhood Plan 2014-2029 (ANP), which remain part of the current Development Plan for Arun and will therefore be the first consideration for the reserved matters and subsequent full application, until such time they are replaced. Following the outline approval the Council have published the draft Arun Design Guide Supplementary Planning Document 2020 (SPD).



Illustrative masterplan approved at Outline stage under application A/40/18/OUT produced by ProVision.

The site is part of the wider Angmering North Strategic Allocation which comprises land both north and south of Water Lane. Outline and Reserved matters approval has been granted for the development of 175 dwellings on the Land South of Water Lane in March 2019 and February 2021 respectively under applications A/99/17/OUT and A/109/20/RES. An additional reserved matters for the construction of a road across the Black Ditch was also granted in February 2021 (A/179/20/RES). Once completed both sites will comprise a comprehensive spatial extension to the village.

In addition, planning approval has also been granted for the development for 84 dwellings to the west of the development site on Land at Drappers Lane under application A/76/20/PL. This development lies outside of the strategic allocation but is within close proximity of the development site. Additional smaller developments have also been given recent approval to the west of the site alongside Drappers Lane.



Illustrative layout plans of surrounding approved developments (Source: Arun District Council Planning Search, 2021).

The Outline planning permission was granted on the 27th August 2019 for a comprehensive development at the Land North of Water Lane site including up to 525 residential dwellings (Use Class C3), 3ha of employment land (Use Class B1), public open space, play areas, access and associated infrastructure. Consequent to the decision, the principle, type and amount of development are now established for the site. Furthermore, the detailed approval of access arrangements to the site was given by the Outline approval.

The Outline planning permission decision includes a range of planning conditions to be addressed at Reserved Matters stage, including the following:

Condition No.	Requirement to be addressed by Reserved Matters Application
1 Reserved Matters Application	Details of appearance, landscaping, layout and scale shall be submitted and approved in writing by the Local Planning Authority before the development begins and the development shall be carried out as approved. <i>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).</i>
2 Time Condition	Application for the approval of reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission. <i>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).</i>
4 Approved Parameter Plans	The planning permission relates to the following approved plans: Dwg No.1911-P-100 Rev.F - Location Plan Dwg No.1911-P-101 Rev.G - Land Use Parameters Dwg No.1911-P-102 Rev.G - Building Heights Parameters Dwg No.ITB9105-GA-102 Rev.G - Site Access Dwg No.ITB9105-GA-117 - Proposed Access Dwg No.ITB9105-GA-118 Rev.B - Access Link <i>Reason: For the avoidance of doubt and the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.</i>
5 Design Code	Prior to the submission of any reserved matters application for a design code shall be submitted to, and approved by, the Local Planning Authority. The document shall demonstrate how the detailed proposals will reflect the objectives of the Design and Access Statement. The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, car parking approach, structural planting, street furniture, lighting and the treatment of the public realm. The development shall be carried out in accordance with the approved design code.

Condition No.	Requirement to be addressed by Reserved Matters Application
6 Materials and Finishes	The details referred to in Condition 1 shall include details of materials and external finishes of the buildings, surfaces for roads / footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details. <i>Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.</i>
7 Landscaping and Layout	The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include: i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed; ii. Details of the positions, height, design, materials and type of boundary treatment to be provided, including the planting of advanced nursery stock and semi-mature trees in the landscape buffer along the eastern boundary of the site and in the locations shown as 'proposed planting to screen views from the South Downs National Park' on the Landscape Strategy plan; iii. Details of any proposed alterations in existing ground levels, and the position of any proposed excavation, with the crown spread of any retained tree; iv. The detailed landscape design for the development including the layout and design of the public realm within the development; v. Details of the play areas and public open spaces; vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision; and vii. The screen planting along the southern edge of both residential and employment areas should be a minimum of 6m wide. No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority. <i>Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.</i>

With the means of 'Access' having been granted, this application now seeks the corresponding approval for the Reserved Matters comprising the layout of 525 dwellings and associated public space and related infrastructure. This includes the landscaping of the development and the appearance and the scale of the buildings including dwellings and ancillary structures. The proposals include landscape and green buffers, LEAPs and NEAPs.

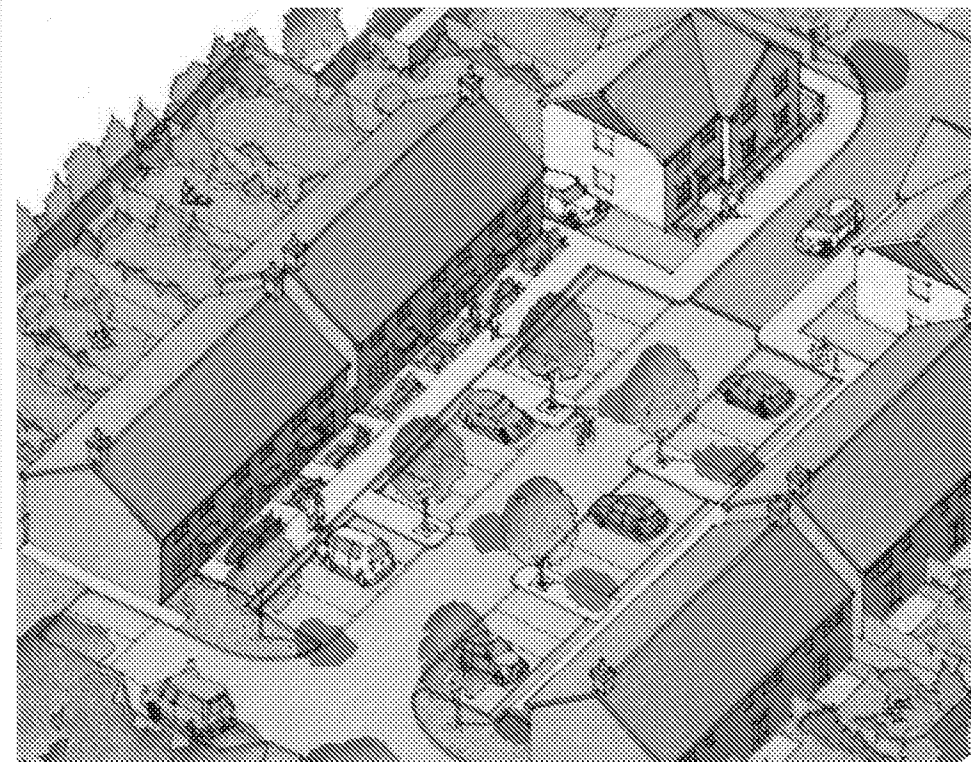
This planning statement should be read in conjunction with the Design Code, Design & Access Statements, Parameter Plans as well as relevant documentation submitted as part of the Outline planning application. The Design Code will detail how the design conforms with the principles established by the Outline permission, whilst the Design & Access Statement will detail how the proposals conform with the principles established within the Design Code.

In addition, an affordable housing statement has been prepared setting out the proposed affordable mix and market mix which has been submitted to be read in conjunction with this statement. This demonstrates that the housing mix follows the need for predominantly smaller family homes in the local area and that smaller variances from the SHMA baseline are justified considering the site location and development design parameters.



In summary the application puts forward the following details for approval;

- A layout of 525 dwellings of which 159 will be affordable (totalling 30% of the total) in accordance with the approved Outline application and relevant planning policy.
- The public realm including roads, footpaths and areas of open space such as Green Landscape Buffers, LEAPs, NEAPs and play trails which have been designed through a landscape-led approach with great consideration to the relationship of the development with the South Downs National Park.
- Affordable units will comprise of 119 affordable rented and 40 intermediate tenures.
- A high-quality living environment with a good overall balance and variety of dwelling sizes, types and mix appropriate to meeting local needs and demand.
- A mix of new homes including 1, 2, 3 and 4 bedroom dwellings.
- A variety of housing types including terraced, semi-detached and detached dwellings, apartments and bungalows.
- New character areas with 'The Village' in the south of the site incorporating a formal layout with a higher density, whilst the 'Woodland Edge' and 'Parkland' areas in the north and east of the site will enjoy a lower density, informal and verdant character.
- Garages which encourages their use for parking and storage for cycles, as well as dedicated bin storage locations.
- Hard and soft landscaping treatment, including planting schedules and street furniture.
- Details of the Sustainable Drainage System which will make use of swales and attenuation ponds carefully incorporated with the wider masterplan of the site.
- A total provision of 1,324 parking spaces (including 107 visitor spaces) which includes allocated, shared and visitor spaces. A variety of car parking solutions have been incorporated including on plot, off plot, garaging, group fronting bays, car ports and small car parking courts with provision for Electric Vehicle Charging in accordance with both West Sussex and Arun Parking Standards.



Affordable Homes and Housing Mix Statement

Introduction:

Whilst the principle of 525 dwellings has been agreed at Outline planning stage, as part of this Reserved Matters submission a Housing Mix and Affordable Housing Statement is included in support of the application. The application site comprises one of the three sites that make up the Angmering North Strategic Allocation. Policy H SP2c (SD9) of the Adopted Arun Local Plan (2011-2031) (ALP) requires at least 800 dwellings, primary school (or contributions) and 3ha. of employment land to be delivered over the Plan period within the allocation.

Planning History:

Outline planning consent was granted on 27th August 2019 (ADC ref. A/40/18/OUT) for up to 525 residential dwellings, 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.

The outline planning consent was accompanied by a Section 106 legal agreement. Schedule 2, Paragraph 1 of the agreement secures the provision of not less than 30% (158) of the total dwellings on site as affordable housing, in accordance with Policy AH SP2 of the ALP. Schedule 2 is supplemented by paragraph 2.1.4 which requires an Affordable Housing Master Plan that states that no less than 75% (118) of the housing units will be provided as rented accommodation, and 25% (40) shall be provided as intermediate units, also in accordance with Policy AH SP2.

The S106 does not specify a dwelling mix for market or affordable dwellings.

On the remainder of the Angmering North Strategic Allocation outline consent was granted on Land South of Water Lane on 12th March 2019 (ADC ref. A/99/17/OUT) for up to 175 dwellings (with access in full). Two reserved matters applications for 175 dwellings (ADC ref. A/109/20/RES) and construction of a road access over the Black Ditch (A/179/20/RES) on the same site have since been approved on 5th February 2021. On 2nd December 2020 the ADC Planning Committee resolved to grant outline approval (ADC ref. A/76/20/PL) for 84 dwellings on Land at Drappers Lane, subject to signing of a S106 Agreement.

Local Planning Policy Context:

The ALP and the Strategic Housing Market Assessment (2016 update) provide the local planning policy context for the dwelling mix on major sites within the District. Policy H DM1 of the ALP states,

‘The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA.’

Paragraph 12.2.4 in the supporting text to Policy H DM1 acknowledges that the final mix will be the negotiated on a site by site basis, having regard to the most up to date SHMA.

Table 1 comprises of an extract from the SHMA (2016 update) which suggests a market and affordable mix across the District:

Tenure	1 bed	2 bed	3 bed	4+ bed
Market	5-10%	40-45%	35-40%	10-15%
Intermediate	15-20%	50-55%	25-30%	0-5%
Affordable Rent	35-40%	35-40%	15-20%	5-10%

Table 1: Extract from SHMA 2016 update (Table 1, Page 7 of 45)

Policy AH SP2 of the ALP provides a blended mix for affordable rent and intermediate housing affordable housing provision, as follows:

- 1 bedroom 35-40%
- 2 bedroom 35-40%
- 3 bedroom 15-20%
- 4+ bedroom 5-10%

Policy HD3 of the ‘Made’ Angmering Neighbourhood Plan 2014-2029 (ANP) is less prescriptive than the above, requiring proposals to ‘demonstrate how the applicant has sought to meet local needs’.

With regard to M4 (2) and M4(3) compliance, the same policy requires at least 25% should meet Lifetime Homes Standard or its equivalent. It was agreed at outline stage and through Condition 37 of the outline consent (ADC ref. A/40/18/OUT) that ‘at least 10%’ should be M4 (2) compliant.

The condition also requires 10 x dwellings to M4 (3) standard. As the condition forms part of the outline consent and the reserved matters application is simply the implementation of that consent (i.e. not a separate planning application) the standards in the condition are to be applied.

Proposed Dwelling Mix:

Table 2 sets out the proposed market (and affordable) dwelling mix in response to the conclusions of the Local Housing Demand Assessment submitted as part of this application and the design response to the environmental and planning circumstances of the site, as discussed below.

MARKET DWELLINGS				
Dwelling Size	Number	%r	SHMA Req.	Variance (%r)
1 bedroom	0	0%	5 - 10%	- 5%
2 bedroom house	87	26%	40 - 45%	- 14%
2 bedroom bungalow	8	"	"	"
3 bedroom house	191	52.1%	35 - 40%	+ 12%
4 bedroom house	70	21.9%	10 - 15%	+ 7%
4 bedroom bungalow	10	"	"	"
TOTAL:	366			

AFFORDABLE DWELLINGS				
Dwelling Size	Number	%r	SHMA Req.	Variance
1 bedroom flat	32	20.1%	35 - 40%	- 15%
2 bedroom flat	46	53.5%	35 - 40%	+ 13%
2 bedroom house	39	"	"	"
3 bedroom house	30	18.9%	15 - 20%	0
4 bedroom house	12	7.5%	5 - 10%	0
TOTAL:	159			

Table 2: Proposed Dwelling Mix and SHMA (2016 Update) Preferred Mix

The above table illustrates the proposal would deliver well over half of the combined market and affordable dwellings as 2 bedroom (34.2%) and 3 bedroom (42%) dwellings, in accordance with the objective of the SHMA (2016 update) to focus on family housing across a range of housing sizes, types and tenures.

Whilst there is a 12% variance above the preferred percentage for 3 bedroom market dwellings and 7% variance for 4 bedroom market dwellings, this reflects the increased need for family housing in Angmering and the site’s planning and environmental context, as referred to below. Conversely there is a 14% variance above the preferred percentage of 2 bedroom affordable dwellings. When 1 and 2 bedroom affordable dwellings are combined, the variation is 18% above the combined range for 1 and 2 bedroom dwellings

in the SHMA (2016 update). This increased proportion helps to redress the lower proportion of proposed smaller market dwellings

The degree of departure from the SHMA (2016 update) is consistent with the Council’s approach illustrated in the planning consents granted on the remainder of the allocation in December 2020 and February 2021. The proposal is however considerably closer to the affordable housing mix in the SHMA (2016 update) than that approved at Dappers Lane and to the market dwelling mix in the SHMA (2016 update) than was approved on Land South of Water Lane, in particular with regard to 2 and 4 bedroom dwellings. Tables 3 and 4 provide a comparison with the proposed dwelling mix on the following pages.

MARKET DWELLINGS				
Dwelling Size	Number	%r	SHMA Req.	Variance (%r)
1 bedroom	0	0%	5-10%	- 5%
2 bedroom	15	12%	40-45%	- 28%
3 bedroom	65	53%	35-40%	+ 13%
4 bedroom	42	35%	10-15%	+ 20%
TOTAL:	122			
AFFORDABLE DWELLINGS				
Dwelling Size	Number	%r	SHMA Req.	Variance
1 bedroom	17	32%	35%	- 3%
2 bedroom	20	38%	40%	- 2%
3 bedroom	13	24%	20%	+ 4%
4 bedroom	3	6%	5%	+ 1%
TOTAL:	159			

Table 3: Approved Dwelling Mix at South of Water Lane (ADVC ref. A/109/20/RES).

MARKET DWELLINGS				
Dwelling Size	Number	%r	SHMA Req.	Variance (%r)
1 bedroom	0	0%	5-10%	- 5%
2 bedroom	32	54%	40-45%	- 9%
3 bedroom	16	27%	35-40%	- 8%
4 bedroom	11	19%	10-15%	+ 4%
TOTAL:	59			
AFFORDABLE DWELLINGS				
Dwelling Size	Number	%r	SHMA Req.	Variance
1 bedroom	0	0%	35%	- 35%
2 bedroom	16	64%	40%	- 24%
3 bedroom	9	36%	20%	+ 16%
4 bedroom	0	0%	5%	- 5%
TOTAL:	25			

Table 4: Approved Dwelling Mix at Drappers Lane (ADC ref. A/76/20/PL).

Local Housing Market Demand:

A Local Housing Demand Assessment of Angmering has been undertaken to inform the mix of dwellings to be included within the reserved matters application. The assessment has been informed by analysis into the population profile of residents living within a 22 minute drivetime of the site, which is considered to be the natural sphere of influence of 75% of house movers. The use of a 22 minute drivetime is justified through previous research undertaken by the consultants, which identified this was the typical drivetime distance over which 1,000 individuals had relocated their home in the last 5 years. The drivetime was calculated using up to date road network information.

The assessment concludes that a considerably larger proportion (20%) of owner occupiers are expected to move into 4 bedroom accommodation in Angmering than the 10-15% suggested in the SHMA (2016 update). This is reflected in the proposed 22% of dwellings comprising 4 bedroom properties.

Environmental and Planning Considerations:

In common with the two approved developments in the strategic allocation the proposal includes family accommodation over a range of dwelling sizes and tenures. Also in common, the site is located on the north eastern edge of Angmering, albeit abuts the South Downs National Park on its eastern and northern (in part) boundary.

Whilst the proposed market dwelling mix is supported through the local housing market demand assessment referred to above and is consistent with the overall objectives of the SHMA (2016 update) for delivering family accommodation there are compelling environmental and planning reasons for a larger proportion of family housing on this site.

The proposed increase in 3 and 4 bedroom dwellings is important for the creation of different character areas within the site, as required in the parameter plans approved at outline stage. A higher proportion of smaller dwellings would be located within the denser areas at the core of the site where as the use of detached dwellings on the periphery will help to feather the density and blend the edges of the developed area with the adjacent green open spaces. This is an important consideration for the development in terms of minimising the impact on the character of the landscape and in particular views from the South Downs National Park. Consequently, it is considered that the proposed housing mix, is required to provide lower density development in sensitive parts of the site and meet the requirements of the outline consent.

Case Study Examples:

A review of planning consents in Arun District for large scale major residential development has identified the following two approved developments where the proposed mix departed from the SHMA, with a weighting towards larger private dwellings.

Case Study 1 - Nyton Nurseries (AL/102/17 RES):

Reserved matters approval was granted 28th January 2018 for 268 dwellings incl 30% affordable housing (8 x 2 bed and 12 x 3 bed) and 60 senior living units. Notably 61% of dwellings are 4+ bed and a significantly lower proportion of 2 bed dwellings are proposed than the recommended mix in the SHMA 2016. No justification for the departure from the preferred mix in the SHMA (2016 update) was provided by the applicant and the application was considered by officers to be a departure from Policy H DM1. At that time the Local Plan was in draft form, albeit at a well progressed stage, and Policy H DM1 was therefore attributed only limited weight. The officer's report considered the ANP should carry greater weight,

wherein Policy H2 provided a less prescriptive level of control requiring only that 'proposals for new housing must deliver a range of house types, sizes and tenures'. The proposal was considered to accord with Policy H2 of the ANP as it sought to deliver a range of 2, 3, 4 and 5 bed houses and some flats. The extra care element also proposed smaller 1 and 2 bed units which balanced the mix overall.

Case Study 2 - Land east of Tye Lane Walberton (WA/95/18/RES):

Reserved matters approval was granted 16th April 2019 for 175 dwellings by which time the ALP was close to been adoption (July 2019) and therefore Policy H DM1 carried greater weight in decision making over the dwelling mix. Whilst the officer's report recognised new major residential developments should provide a mix of dwelling types and sizes to address local housing needs and market demand it was also highlighted that Policy H DM1 of the ALP does not prescribe a specific housing mix that must be met by individual applications, with the supporting text stating that each must be considered on its own merits, as referred to above.

The proposal included 52% 4 bedroom market dwellings, compared to the recommended proportion of 10-15% in the SHMA (2016 update). The officer's report considered this departure was justified in terms of maintaining a net residential density of 29 dwellings per hectare, which would have been increased with a greater number of smaller units which was not considered to be appropriate to the site's edge of village location and proximity historic assets. The role of detached dwellings in helping create different character areas and 'blend out to the edges of the site' was commended. It was concluded that whilst there was a greater proportion of larger

In summary, it would appear both case study applications, which were considered under the same Local Plan Policy H DM1 were allowed to depart from the mix in the SHMA (2016 update) by between 37% and 46% for 4+ bedroom market dwellings. This was primarily at the cost of 1 bed units. The justification was a combination of less weight being given to the Neighbourhood Plan and the site's context allowing for lower densities on the rural edge of the settlement and / or other considerations (i.e. to protect the setting of historic assets).

Conclusion:

The proposed development includes a higher proportion of 3 and 4 bedroom dwellings, which exceeds the range set out in the SHMA (2016 update), albeit to a lesser extent than the other approvals within the Angmering North Strategic Allocation and in the two case study examples. As also demonstrated in the two case study sites there are a range of considerations other than the District wide assessment of housing need in the SHMA (2016 update) that can justify a departure from the preferred mix. In the case of the

Planning Application	Dwellings Proposed	1 bed Proposed	SHMA	2 bed Proposed	SHMA	3 bed Proposed	SHMA	4+ bed Proposed	SHMA
Nyton Nurseries (AL/102/17/RES) approved 28.01.18	286 incl 30% affordable (8x 2 bed and 12x 3 bed) and 60 senior living units.	0	5-10%	18 10%	40-45%	73 39%	35-40%	107 61%	10-15%
Land East of Tye Lane,	175	0	5-10%	14 11%	40-45%	45 37%	35-40%	64 52%	10-15%
Walberton (WA/95/18/RES) approved 16.04.19									

Table 5: Market Dwelling Mix for Nyton Nurseries and Land East of Tye Lane, alongside the SMHA mix (2016 update).

Statement of Community Involvement

The Arun District Council Statement of Community Involvement (2018) sets out the ways in which developers should engage with residents, communities, businesses, local organisations and other interested parties within the planning process. The document advises on a range of consultation methods that maybe undertaken in advance of submitting planning applications for both minor and major applications. The following consultation and engagement process has informed and shaped these proposals.

Public Exhibition:

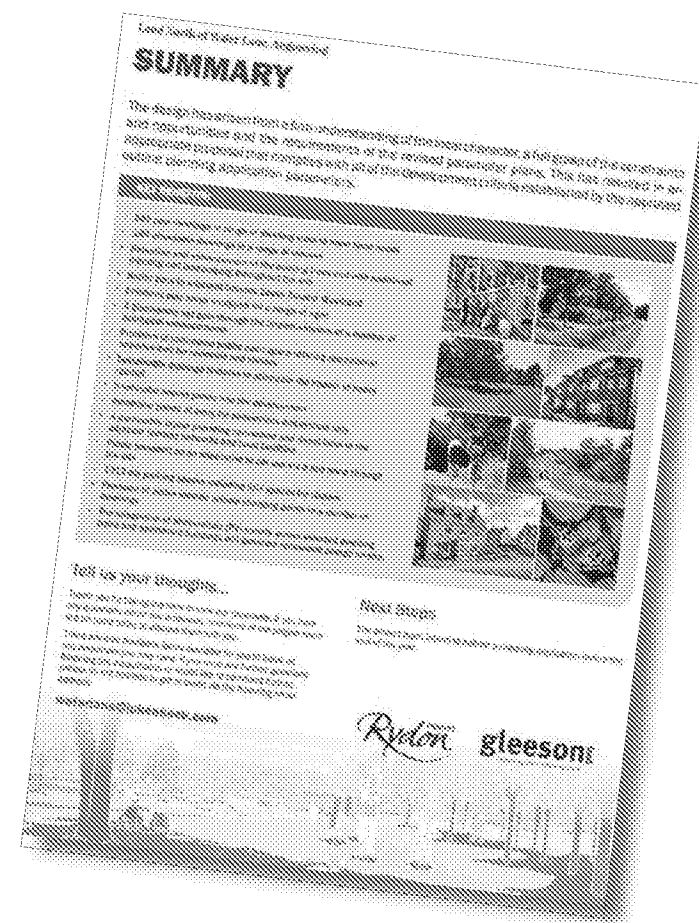
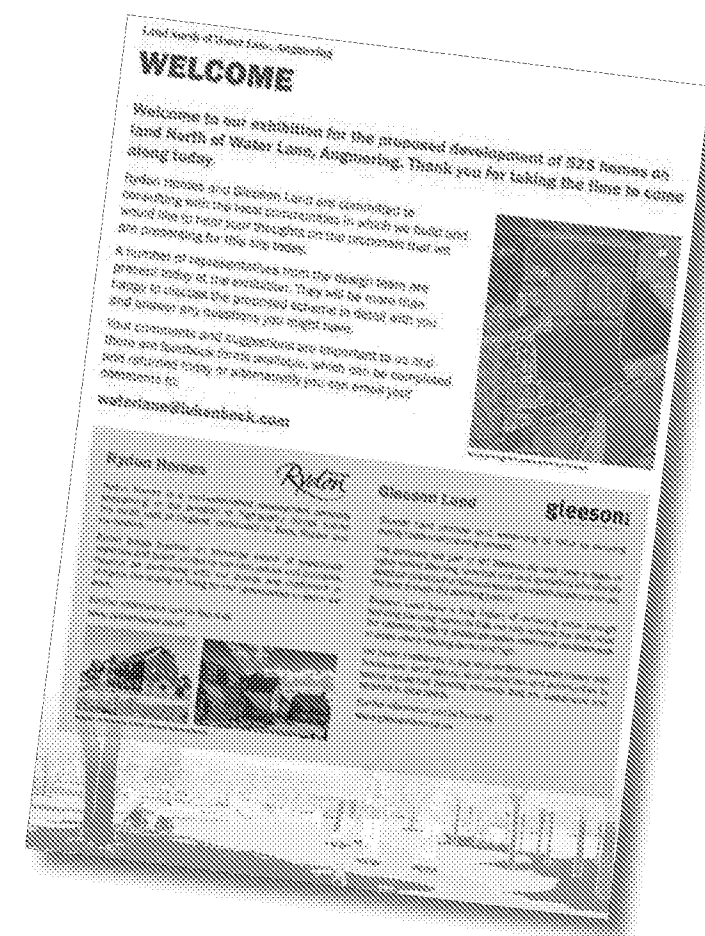
The aim of the exhibition was predominately to allow local residents to view the emerging proposals for the Reserved Matters application and Design Code. The exhibition also gave residents the opportunity to share their feedback with members of the project team. The exhibition was held on 3rd November 2021 between 2pm and 8pm. The venue was chosen after consultation with the Parish clerk and web research to ensure a suitable space could be utilised for display of boards and social distancing.

St Margaret's Church, Arundel Road, Angmering BN16 4JS provided a suitable venue, with attendance by consultants covering architecture, planning, highways, landscape, drainage and ecology. The Parish Council and Local District Councillors were invited to meet the consultant team and review the exhibition before the doors were opened to the public.

On arrival attendees were asked to sign-in, with their name and address. Whilst 52 people were recorded it is estimated up to 80 people attended the exhibition. Based on those who left an address only 3 attendees were from outside of Angmering (East Preston) and 4 attendees were members of the Parish Council.

Paper comment forms were provided and a total of 9 forms were completed by attendees. Supportive comments were made on the quantum and design of public green space, specifically referring to the retained natural aspect of the site, natural play trails and integration of surface water drainage. Supportive comments were also provided on the provision of the new roundabout on Water Lane, albeit this was also a matter dealt with in the outline application. 5 attendees raised concerns over the principle of development mainly referring to the impact of additional housing on community infrastructure (mainly on local schools and the GP surgeries) and local roads. This was also reflected in conversations with some attendees who did not appreciate the current planning status of the site.

One written response requested community infrastructure to be included within the development. One form raised concerns over the impact on local wildlife, water table, surface water drainage and urbanisation. Requests were included on 3 forms for diverting the fresh water spring on Dappers Lane, enforcing against private vehicles illegally accessing Dappers Lane from the north, protecting trees, wildlife and minimising the impact on views from the National Park and ensuring financial contributions support community infrastructure.



Samples of some of the exhibition boards.

Parish Council and Angmering Advisory Group (AAG) Engagement:

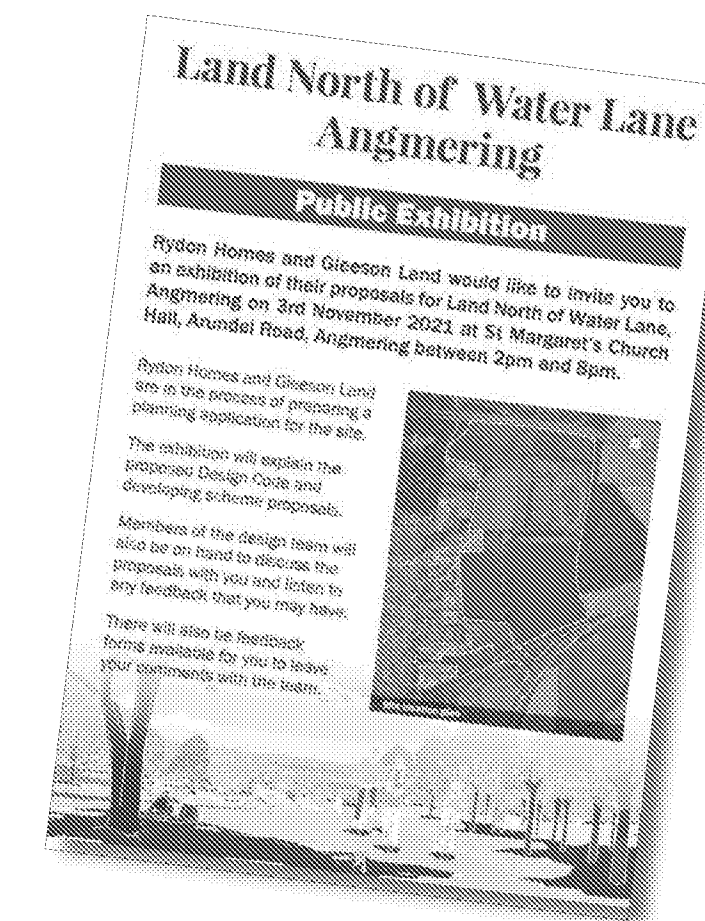
A consultation process was undertaken to inform and involve the Parish Council from the outset, initially advising on site constraints, requirements of the outline consent and relevant policies and guidance. This built on earlier consultations during the development and submission of the outline planning application. By involving Parish Council from the outset the Councillors were given the opportunity to shape both the proposed layout and Design Code.

A total of 4 meetings were held with Parish Councillor and 3 meetings with the AAG. At each meeting a detailed presentations were given based on submitted working drafts of the emerging Design Code and proposed layout. Meetings were attended by our client's architect and consultants covering planning, drainage, highways and landscape.

Advertisement of the Public Exhibition:

The public exhibition was advertised through a press release in the Littlehampton Gazette on 28th October 2021, the Angmering Village web site and Facebook page.

The public exhibition was also publicised through a leaflet drop to 600 of the closest properties and those fronting Water Lane between the site and village centre. Residents were invited to attend the exhibition or to comment via an email address. Electronic copies of the exhibition boards were provided when requested.



Sample of the leaflet notification for the exhibition.

Planning Performance Agreement:

In addition to the above a comprehensive pre-application consultation exercise has been undertaken with Arun District Council and West Sussex County Highways. As part of this process our client has entered into a Planning Performance Agreement with the District Council.

A total of 7 meetings were held with the planning department and the Council's external design consultant. Meetings were also attended by landscape, tree and drainage officers, when required. Prior to each meeting officers were provided with the evolving Design Code and Reserved Matters layout plan, with a presentation given on where changes had been made in response to previous feedback.

Our client proposes to continue to engage with the Local Councillors and Parish Councils throughout the development management process. The current COVID-19 situation has limited face-to-face discussions and meetings from taking place, however, digital meetings will continue to be attended under the provisions of the PPA and our client's continued commitment to working with all key stakeholders.

Planning Policy Context

National Planning Policy Framework

Guidance is provided by the central government in the form of the NPPF published in July 2021 which is a significant material consideration in the determination of planning applications. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

An Economic Objective: To help build a strong, responsive and competitive economy ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A Social Objective: To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An Environmental Objective: To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 continues;

"So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development..."

It confirms in Paragraph 11 that in decision-taking this means (inter alia);

"c) approving development proposals that accord with an up-to-date development plan without delay..."

With respect to decision-making, Paragraph 38 of the NPPF advises;

"Local planning authorities should approach decisions to proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

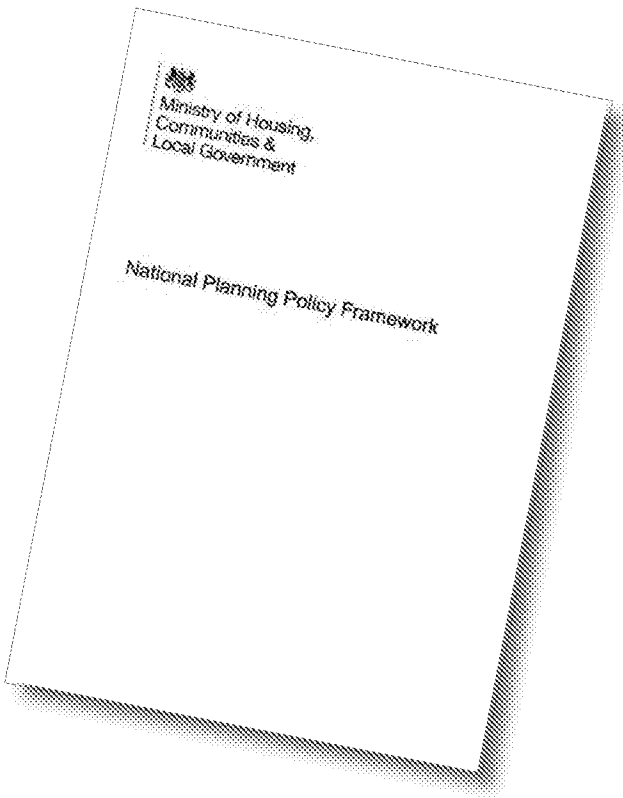
Under the chapter 'Delivering a Sufficient Supply of Homes' which promotes the delivery of a wide choice of homes that are high quality and enable greater opportunity of home ownership and sustainable, inclusive and mixed communities, Paragraph 60 states;

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and 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."

Paragraph 73 elaborates further on the above highlighting;

"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify sustainable locations for such development where this can help to meet identified needs in a sustainable way..."



With respect to design, Paragraphs 130, 132 and 134 of the NPPF advise;

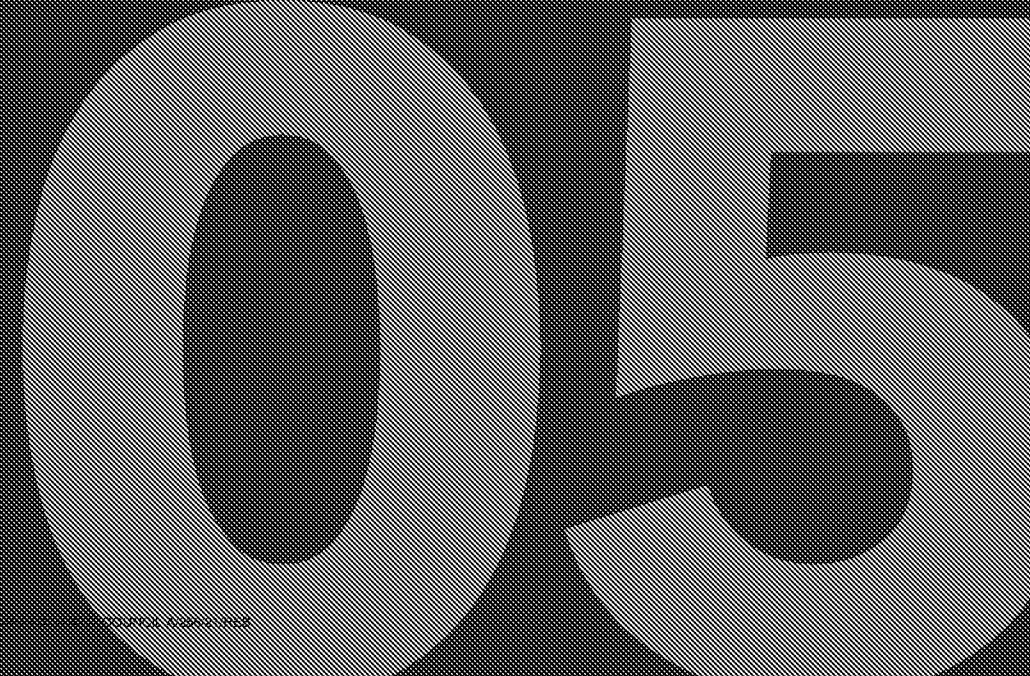
"130. Planning policies and decisions should ensure that developments:

- 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 the 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 the existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and the community about the design and style of emerging schemes is important for clarifying

expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.



National Design Guide

Additional guidance by national government is provided within the National Design Guide published in October 2019 and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

*"The National Planning Policy Framework makes clear **that creating high quality buildings and places is fundamental to what the planning and development process should achieve.** The National Design Guide illustrates how well-designed places are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the sperate planning proactive guidance on design process and tools."*

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

Context is the location of the development and the attributes of its immediate, local and regional surroundings. Paragraph 39 emphasises that well designed places are based on sound understanding of the features of the site and the surrounding context; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and respond to local history, culture and heritage.

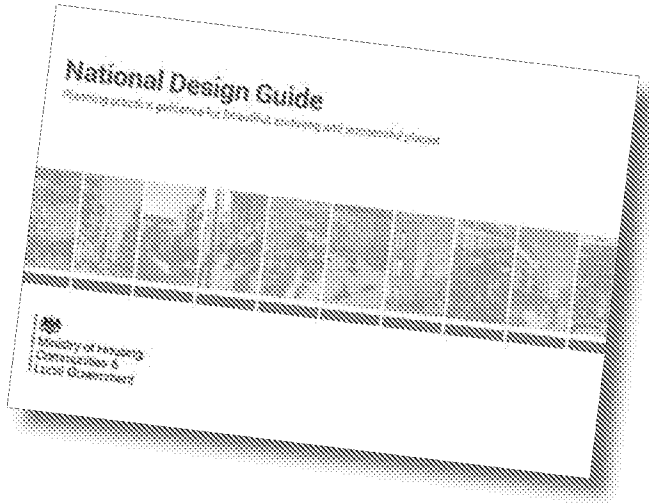
Identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Paragraph 50 states that well-designed places, buildings and spaces have a positive and coherent identity that everyone can relate with; have character that suits the context, its history, how we live today and in the future; and are visually attractive in order to delight their occupants and users.

Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces. Paragraph 62 advises that a well-designed built form can be achieved through compact forms of development that are walkable and contribute positively to well-being and placemaking; ensure sustainable development through the promotion of accessible local public transport, services and facilities; contain recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around and promoting safety and accessibility; and contain memorable features or groupings of buildings, spaces, use or activities that create a sense of place and promote inclusion and cohesion.

Movement patterns for people are integral to well-designed places. Paragraph 76 specifies that a well-designed movement network defines a clear pattern of streets that: are safe and accessible for all; function efficiently to get everyone around, taking into account the diverse needs of all potential users with a genuine choice of sustainable transport modes; limits the impacts of car use by prioritising and encouraging walking, cycling and public transport whilst identifying opportunities to improve air quality; promotes activity and social interaction; and incorporates green infrastructure.

Nature contributes to the quality of place, and to people's quality of life, and it is a critical component of well-designed places. Paragraph 91 requires well-designed places to integrate existing and incorporate new natural features that supports quality of place, biodiversity and water management whilst addressing climate change mitigation and resilience; prioritise nature so diverse ecosystems can flourish; and provide attractive open spaces in locations that are easy to access with activities for all to enjoy.

Public Spaces are streets, squares and other spaces that are open to all. Paragraph 100 emphasises that well-designed places include well-located public spaces that support a wide variety of activities that encourage social interaction; have a hierarchy of spaces that range from large and strategic to small and local spaces; that feel safe, secure and attractive for all to use; and have trees and other planting for people to enjoy whilst providing shading and air quality / climate change mitigation.



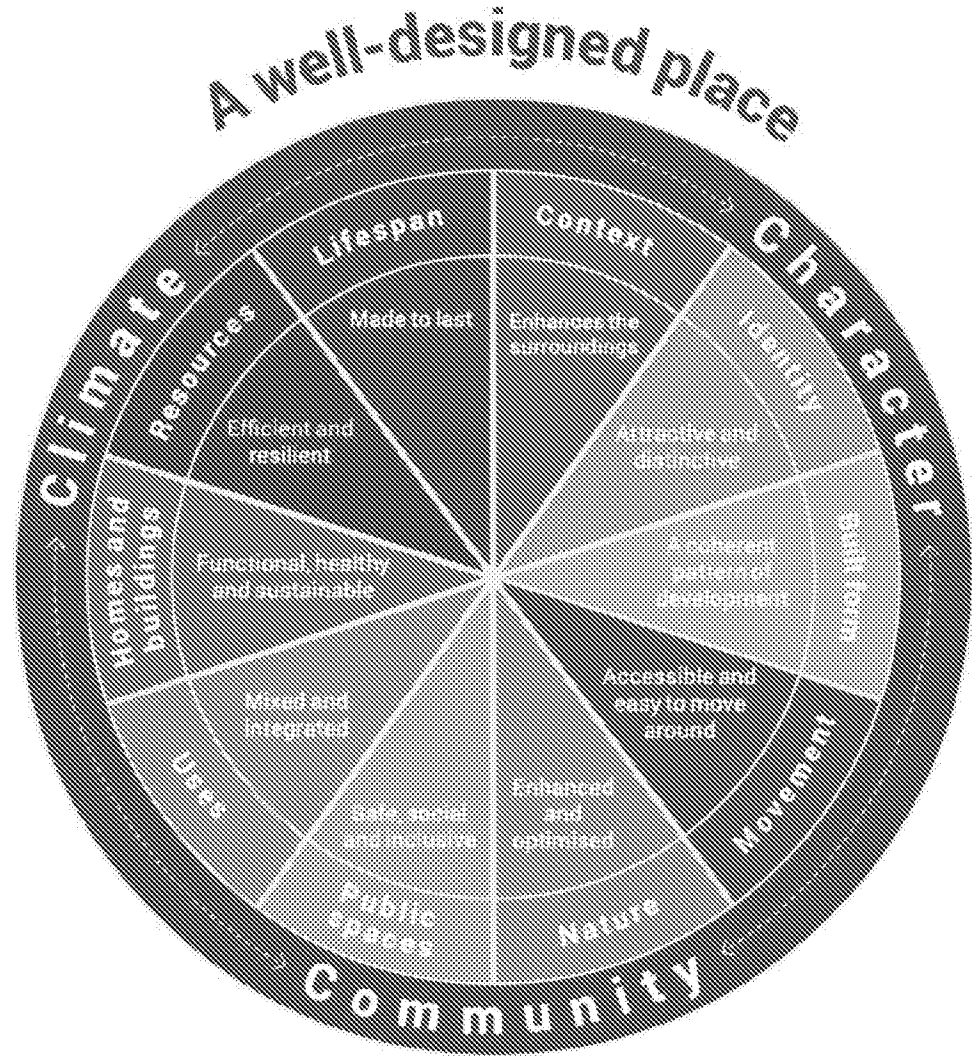
Uses mixed together encourage sustainable places that support everyday activities including to live, work and play. Paragraph 111 highlight well-designed places as having: a mix of uses including local services and facilities to support daily life; an integrated mix of housing tenures and types to suit people at all stages of life; and well-integrated housing and facilities that are designed to be tenure neutral and socially inclusive.

Homes and Buildings are well-designed if they are functional, accessible and sustainable. Paragraph 123 encourages a good quality internal and external environment for users, promoting health and well-being; homes and buildings that relate positively to the private, shared and public spaces around them; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

Resources that include land, water, energy and materials should be conserved. Paragraph 137 states this can be achieved through having a layout, form and mix of uses that reduces their resource requirement; buildings that are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and use materials and adapt technologies to minimise their environmental impact.

Lifespan of developments that help sustain their beauty over time and add to the quality of life of their users and as a result people are more likely to care for them over their lifespan. Paragraph 151 encourages places, buildings and spaces that are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use

and look after enabling users to establish a sense of ownership and belonging whilst aging gracefully; adaptable to users changing need; and are well-managed and maintained by their users, owners, landlords and public agencies.



Arun Local Development Framework

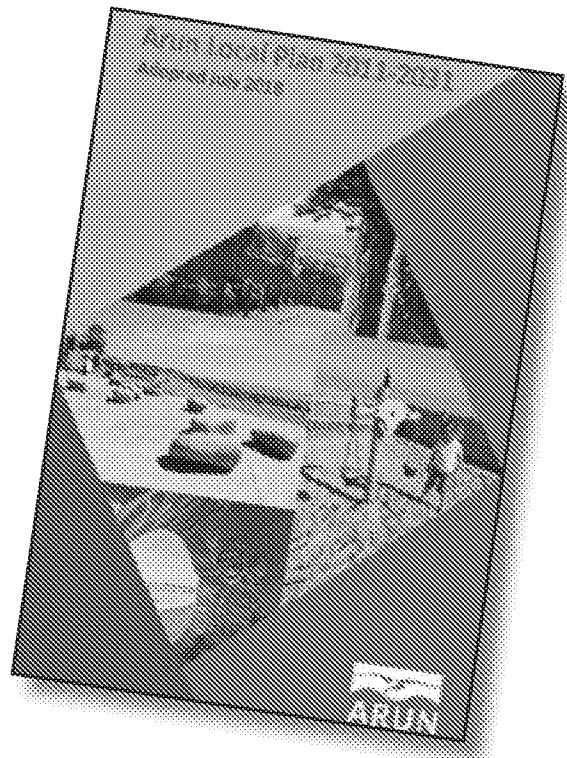
Section 38(6) of the Planning and Compulsory Purchase Act 2004 require all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Arun is led by the Arun Local Plan 2011 - 2031 (adopted 2018) and is supported by the West Sussex Mineral and Waste Plans, Neighbourhood Plans and relevant Supplementary Planning Guidance. The following policies are of relevance to the proposed development;

Adopted Arun Local Plan 2011 - 2031 (July 2018)

The following policies are of relevance to the proposed development;

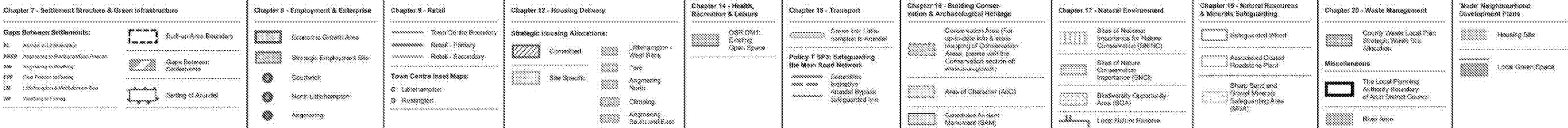
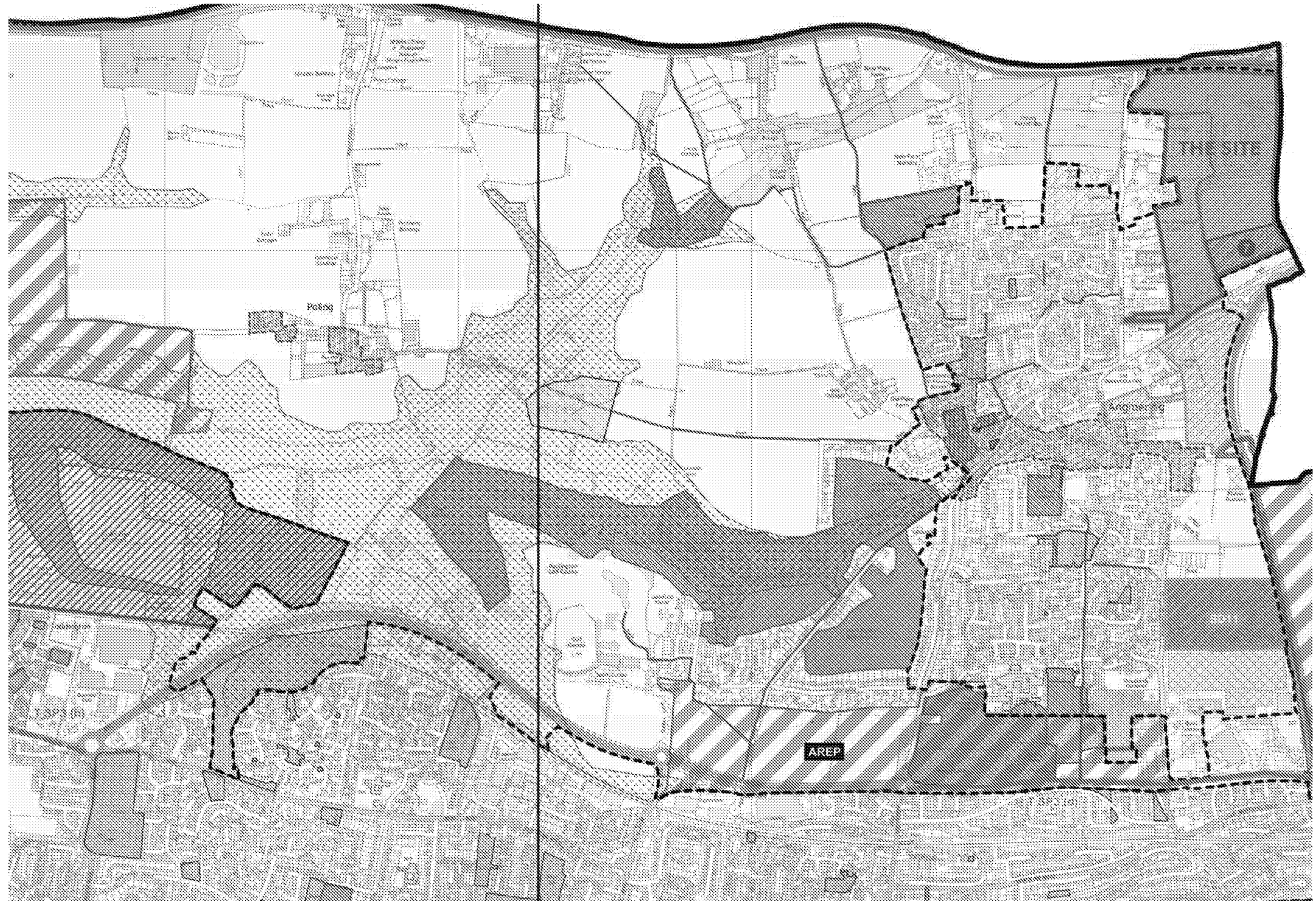
- Policy SD SP1 - Sustainable Development
- Policy SD SP1a - Strategic Approach
- Policy SD SP2 - Built-Up Area Boundary
- Policy GI SP1 - Green Infrastructure and Development
- Policy LAN DM1 - Protection of Landscape Character
- Policy H SP1 - The Housing Requirement
- Policy H DM1 - Housing Mix
- Policy AH SP2 - Affordable Housing
- 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 HWB SP1 - Health and Wellbeing
- Policy OSR DM1 - Open Space, Sport and Recreation
- Policy T SP1 - Transport and Development
- Policy T DM1 - Sustainable Travel and Public Rights of Way

- Policy HER SP1 - The Historic Environment
- Policy HER DM1 - Listed Buildings
- Policy HER DM3 - Conservation Areas
- Policy ENV SP1 - Natural Environment
- Policy ENV DM4 - Protection of Trees
- Policy ENV DM5 - Development and Biodiversity
- Policy W SP1 - Water
- Policy W DM1 - Water Supply and Quality
- Policy W DM3 - Sustainable Urban Drainage Systems
- Policy WM DM1 - Waste Management
- Policy QE SP1 - Quality of the Environment
- Policy QE DM2 - Light Pollution
- Policy QE DM3 - Air Pollution



Policy H SP2c of the Arun Local Plan is of particular relevance to the proposal as it covers all strategic allocations including SD9 - Angmering North, where the policy sets out that the allocation will provide at least 800 dwellings over the plan period over the three development sites. Development proposals within the allocation are required to meet the following specific criteria;

- a. explore opportunities to provide library access to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities;
- b. extend the existing local village health facilities in the locality;
- c. accommodation for nursery places, linked to the primary school provision;
- d. primary school provision (1 FE expandable to 2 FE to serve Angmering North SD9 and Angmering South SD11, either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities;
- e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal; and
- f. incorporate planned new employment provision in conjunction with EMP SP3.



Arun Local Plan Policy Map showing Angmering and the surrounds alongside the relevant spatial policies in the area.

(Source: Arun District Council, 2018)

West Sussex Joint Minerals Plan 2018 & West Sussex Waste Local Plan 2014

County wide planning policy on minerals and waste designate areas and sites for safeguarding and protection to ensure adequate ongoing access to resources. The proposed development does not infringe upon any safeguarded areas.

Supplementary Planning Guidance

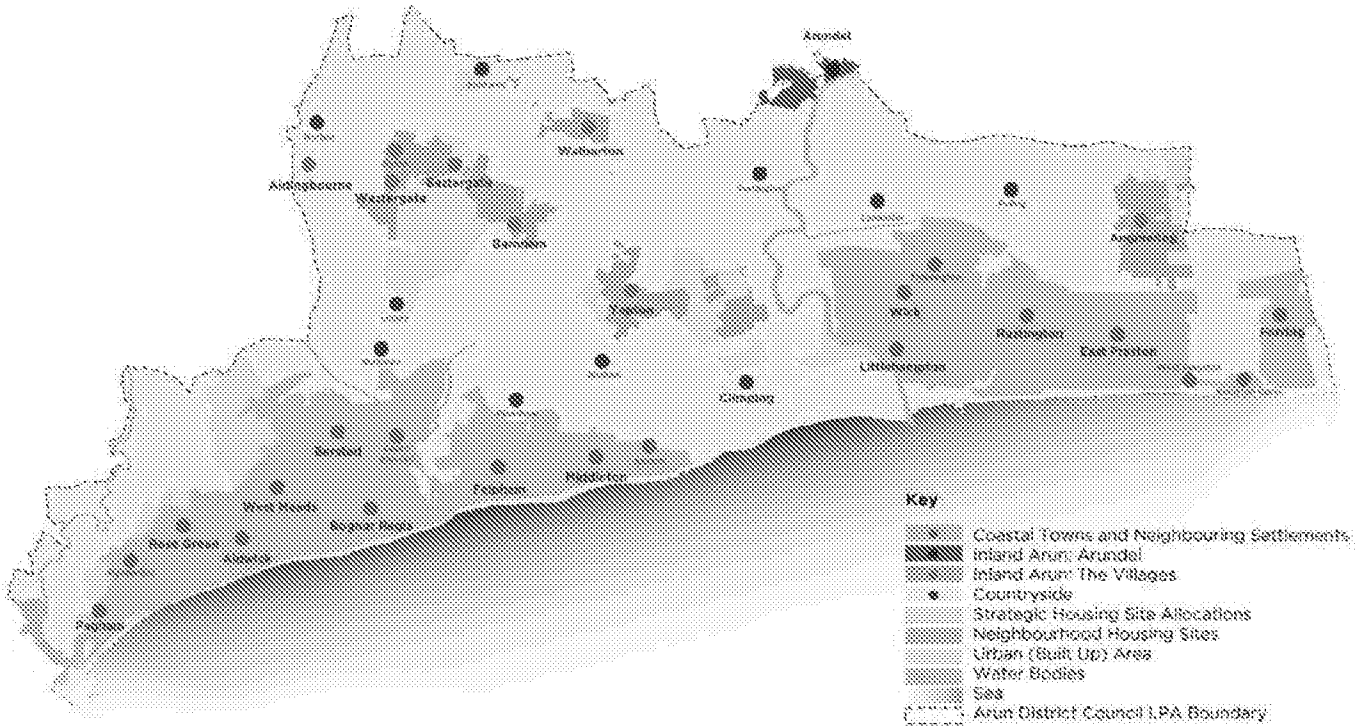
In addition to the adopted Arun Local Plan, the following Supplementary Planning Documents are considered to be relevant to the proposals;

- Arun Design Guide SPD
- Arun Parking Standards SPD
- Open Space and Recreation Standards SPD

The Arun Design Guide SPD advises on the design of new residential developments in the District. For density, the guidance advises in villages locations developers should aim for between 15-25 dwellings per hectare, with lower densities positively relating to the edges of built up areas. However, the parameter plans approved at Outline stage for the proposed development has set the density for development and as such this will guide the density within the proposals. A minimum back to back dimension of 21m is advised, with building orientations maximising solar gain and a minimum rear garden depth of 10.5m.

The National Design Guide and Arun Design Guide SPD have informed the design process leading to the submission of this Reserved Matters and that the resultant Design Code submitted in parallel sets out the parameters for a high quality contextually appropriate development.

Figure 49: Settlement Character



Character areas within the Arun District as specified within the Design Guide
(Source: Arun District Council, 2020)

The Arun Parking Standards SPD sets out the following provision of car parking spaces, cycle parking spaces and electric vehicle charging spaces in residential developments;

Car Parking Spaces				
Number of bedrooms	Number of habitable rooms	Parking Behaviour Zone		
		1	2	4
1	1 to 3	2	2	1
2	4	2	2	1
3	5 to 6	2	2	2
4+	7 or more	3	3	2

Cycle Parking Spaces (Recommended)		
Type	Dwelling Size	Cycle Provision (per unit)
Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces
Flats	Up to 3 rooms (1 & 2 bed)	1 space (if communal storage otherwise same as 1 & 2 bed house)
Flats	4+ rooms (3+ bed)	1 space

Electric Vehicle Parking Spaces with Charging Points		
Year	% of Parking Spaces with Active EV Charging Points Houses with a driveway and garage	% of Parking Spaces with Active EV Charging Points All other developments
2018	100	20
2023	100	30
2028	100	50
2033	100	100

Utilising the Open Space and Recreation Standards SPD calculator, a Public Open Space provision of 39,960sq metres is required which should incorporate 6,353sq metres of Play Space. A contribution is also required for off-site allotments.

Angmering Neighbourhood Plan

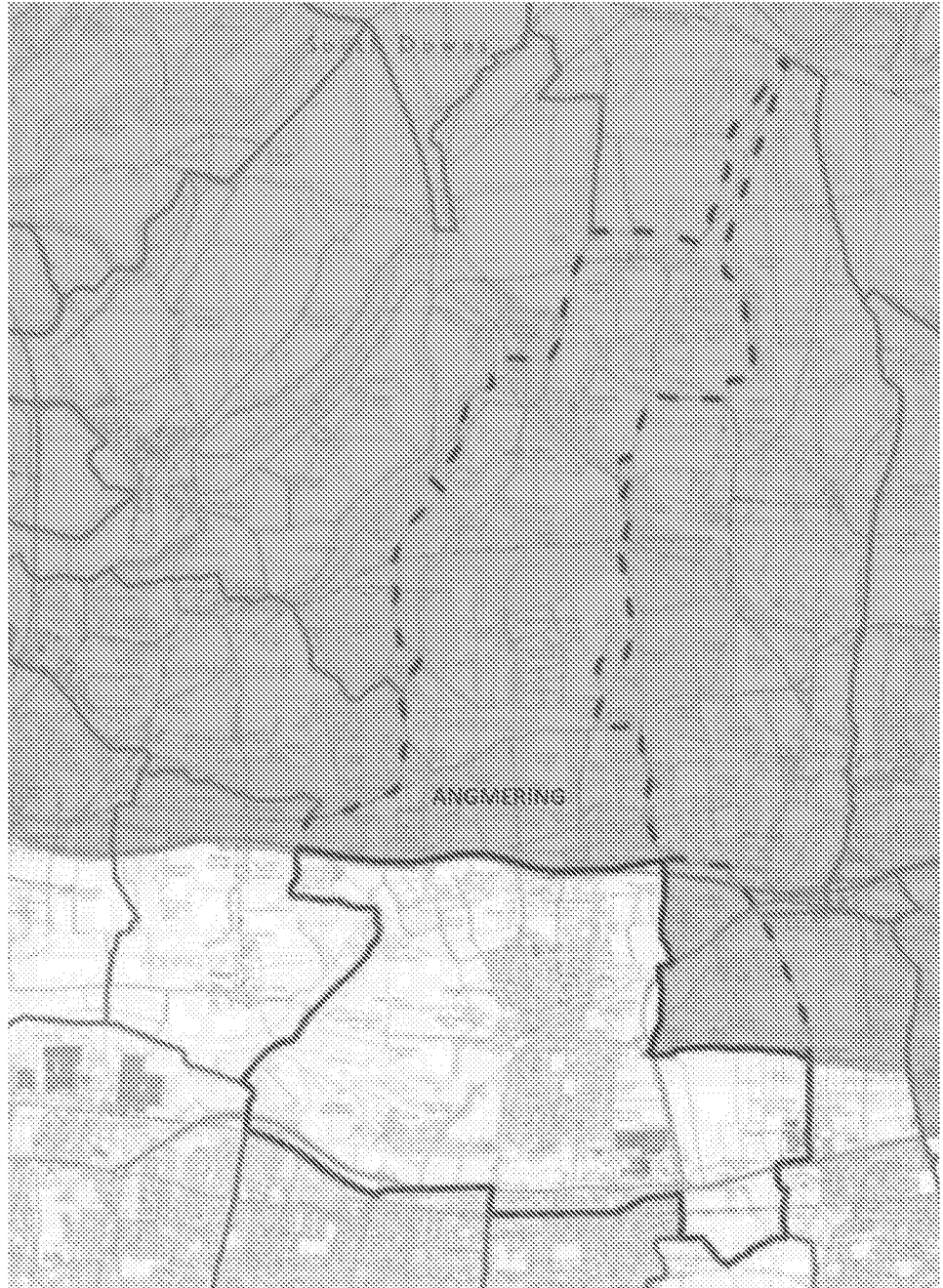
Adopted Angmering Parish Neighbourhood Plan 2014 - 2029

The site sits within the Angmering Parish, which benefits from a Neighbourhood Plan. The Angmering Neighbourhood Plan was 'Made' in March 2015, and as such the plan is a material consideration in any planning determination within the Parish. The policies of relevance include:

- **Policy HD3 - Housing Mix:** Proposals for more than six dwellings should demonstrate how the applicant has sought to meet local housing needs. Proposals should provide for a mix of housing sizes and delivery of more smaller and fewer larger dwellings is supported. At least 25% of dwellings should meet Lifetime Homes Standards.
- **Policy HD4 - Materials:** New developments should seek to reflect local materials and features evident in the surrounding area.
- **Policy HD5 - Built Form:** New developments should demonstrate how they have considered the impact of their proposed built form on their surroundings and should integrate with the character of the surrounds and its landscape setting.
- **Policy HD6 - Housing Layout and Design:** Proposals for new development should demonstrate high quality design, reflect local distinctiveness and seek to incorporate local design features evident in buildings in the surrounds. Development must meet highest construction standards, and layouts must retain important trees and hedgerows.

- **Policy HD7 - Housing Density:** New development should be appropriate for and in keeping with the setting of the immediate surrounding area.
- **Policy HD8 - Parking Standards:** New developments should reflect the WSCC Parking Standards.
- **Policy HD5 - Built Form:** New developments should demonstrate how they have considered the impact of their proposed built form on their surroundings and should integrate with the character of the surrounds and its landscape setting.
- **Policy HD9 - Phasing of Residential Development:** Proposals of 30 or more dwellings should ensure that infrastructure and services are broadly sufficient to address the impacts of the growth in population.
- **Policy TM1 - Local Highways:** Proposals for new development should demonstrate that adequate and satisfactory provision has been made to mitigate the impact of traffic generated both during development and on completion.
- **Policy EH2 - Protect the Landscape Setting of the SDNP:** New development within land adjoining the SDNP, or that contributes to the setting of the Park will be supported. It should not adversely affect views into and out of the Park by virtue of its location and design.

- **Policy EH3 - Flood Prevention:** Any new development must ensure that the prospect of flooding within the development boundaries is mitigated, and must ensure it does not increase flooding impact it may have on surrounding properties and areas.



Angmering Neighbourhood Plan Area
(Source: Angmering Parish Council, 2015)