



6 New Bridge Street
London EC4V 6AB



PLANNING STATEMENT

**LAND WEST OF BROOK LANE AND SOUTH
OF A259, PENFOLD LANE, ANGMERING
BN16 3JL**

February 2021
Ref: 12491d



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1.0 INTRODUCTION

- 1.1 DWD has prepared this Planning Statement on behalf of Store Property Investments Limited ('the Applicant') in support of an application for the approval of reserved matters, related to appearance, landscaping, layout and scale, pursuant to outline planning permission allowed at appeal on 5th April 2018 (reference APP/C3810/W/17/3185128) following the refusal of outline application A/44/17/OUT. The description of development is set out below for reference:

"Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising up to 90 No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington"

- 1.2 This application is submitted in accordance with Condition 1 of the aforementioned consent, which states:

"Details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved"

- 1.3 This application follows a separate reserved matters consent relating to details of access approved under reference A/83/18/RES. Consequently, this application seeks permission for all remaining reserved matters, namely appearance, landscaping, layout and scale. The description of development is set out below:

"Approval of reserved matters of appearance, landscaping, layout and scale for the demolition of existing buildings on Site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington".

- 1.4 As set out in the covering letter, this statement should be read in conjunction with and alongside the plans and reports submitted as part of this application. This statement is structured as follows:
- Section 2: Site Context
 - Section 3: Planning History
 - Section 4: Proposed Development



- Section 5: Planning Policy
- Section 6: Planning Assessment
- Section 7: Conclusion

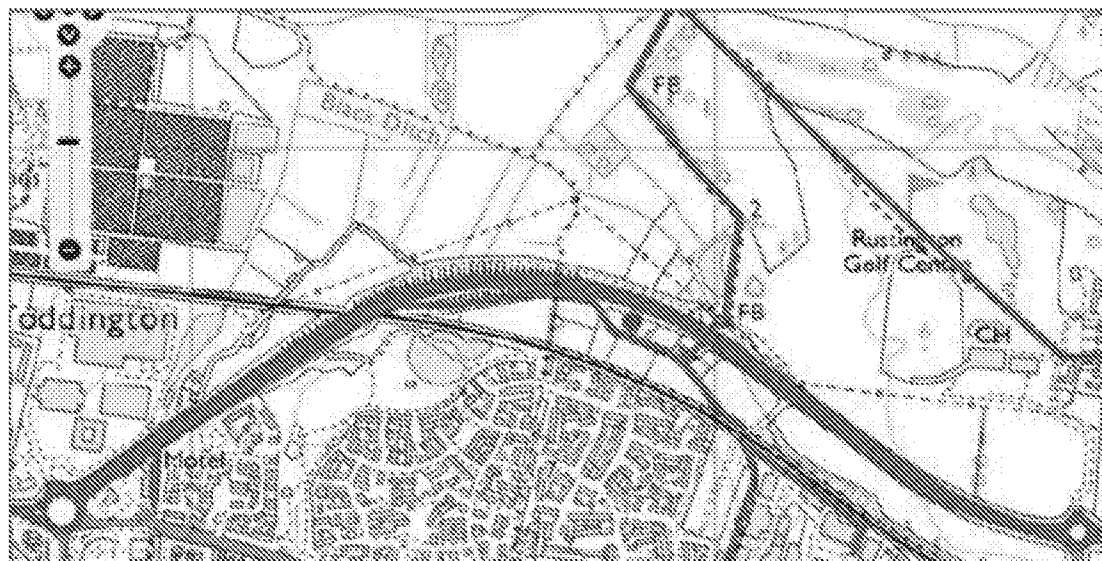


2.0 SITE CONTEXT

Application Site

- 2.1 The application site measures approximately 5.92 ha in size and is located to the south of the A259 and to the north of a railway line running west to east adjacent to the site's southern boundary. The site is bound to the east by Brook Lane and to west by the A259. The site is largely undeveloped and has historically been used for grazing. The site is functionally related to Rustington, however, the site falls within the Parish Boundaries of Brookfield (to the west) and Angmering and Findon to the east.
- 2.2 The adjoining land to the east of the application site between Brook Lane and Mill Lane has been subject to a number of recent planning applications for retail use (food store and public house) and beyond this further east is a retail and car showroom development that has recently opened. A summary of relevant planning history is set out in Section 3.0 below.
- 2.3 The surrounding area is mixed in character with open fields and a golf course located to the north of the application site and the A259, existing residential development to the south and existing and emerging commercial developments to the west and east of the site respectively. The application site is sustainably located close to local shops, services and existing communications routes.
- 2.4 The topography of the site is generally flat, and is at a lower level than the A259 to the north of the site and lower than Mill Lane to the east. There are trees along the site boundaries of various species and a grass verge separates the site from the A259.
- 2.5 There is a public right of way ('ProW') providing pedestrian access across the railway line to the southern side of Penfold Lane. The ProW bisects the site north of the railway line, with one route heading towards the A259, and another ProW route which runs westwards joining to the northern site boundary towards Toddington. The map below is an extract from West Sussex County Council's Imap and highlights the ProW routes in red.

Figure 1.0 – West Sussex County Council IMAP – Public Rights of Way



Source: West Sussex County Council Imap



3.0 PLANNING HISTORY

- 3.1 As set out in the introduction, outline planning permission was allowed at appeal in April 2018 under reference APP/C3810/W/17/3185128 following the refusal of outline application A/44/17/OUT for the following development:

“Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising up to 90 No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington”

- 3.2 The outline planning permission, allowed at appeal, is subject of a Section 106 Agreement dated 25 January 2018.

- 3.3 Subsequent to the outline permission, reserved matters relating to access were approved on 4 October 2018 under planning application reference number A/83/18/RES:

“Approval of reserved matters following outline approval A/44/17/OUT for access only for the demolition of existing buildings on site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington”

- 3.4 Consequently, matters related to appearance, landscaping, layout and scale have yet to be secured and full details of each reserved matter are submitted with this application.

4.0 PROPOSED DEVELOPMENT

4.1 In accordance with Condition 1 of the outline consent, this application seeks permission for reserved matters related to appearance, landscaping, layout and scale for to 90 No. residential units and a care home (Use Class C2 and C3).

Residential Dwellings

4.2 The proposed development seeks to deliver 90 no. residential dwellings as part of this reserved matters application. The proposed dwellings comprise of a mixture of dwelling types (flats and houses) spread out across the site. A summary of the housing mix is set out below:

- 1 Bed Flat: 10 no. dwellings (11% of the total provision);
- 2 Bed Flat: 14 no. dwellings (16% of the total provision);
- 2 Bed House: 28 no. dwellings (31% of the total provision);
- 3 Bed House: 37 no. dwellings (41% of the total provision); and
- 4 Bed House: 1 no dwelling (1% of the total provision).

4.3 The proposed development will provide 31% affordable housing on-site and this provision of affordable housing is in compliance with Schedule 1 of the Section 106 Agreement secured under the outline planning permission. The affordable housing tenure is broken down into 79% Affordable dwellings (22 units) and 21% Intermediate dwellings (6 units), providing a range of dwelling types between 1 bed 2 person flats and 3 bed 5 person houses.

4.4 A summary of the residential provision is set out below in Table 4.1:

Table 4.1 – Residential Dwelling Summary

Tenure	Type	Amount
Affordable	1 Bed 2 Person Flat	6
	2 Bed 4 Person Flat	6
	2 Bed 4 Person House	8
	3 Bed 5 Person House	2
	4 Bed 6 Person House	0
	Subtotal	22 (24%)
Intermediate	1 Bed 2 Person Flat	2
	2 Bed 4 Person Flat	2

	2 Bed 4 Person House	0
	3 Bed 5 Person House	2
	4 Bed 6 Person House	0
	Subtotal	6 (7%)
Market	1 Bed 2 Person Flat	2
	2 Bed 4 Person Flat	6
	2 Bed 4 Person House	20
	3 Bed 5 Person House	33
	4 Bed 6 Person House	1
	Subtotal	62 (69%)
TOTAL		90

- 4.5 The main vehicle access for the proposed units is from an internal service road which connects to a left in/left out junction onto the A259 from Brook Lane. A roundabout junction will be provided on Brook Lane which has been approved through a reserved matters application (planning application reference A/83/18/ RES) and will provide access to both this development and the proposed mixed-use development to the east of Brook Lane.
- 4.6 Pedestrian/cycle access will be provided via the continuation of the existing shared footway/cycleway adjacent to the A259 at the Manor Retail Park. The development proposal also includes the provision of a new pedestrian and cycle bridge over the railway, which will provide a safer facility for pedestrians than the existing informal at grade crossing which forms part of Public Right of Way 2159.
- 4.7 The Site benefits from 5m road widths throughout, providing sufficient width for delivery vehicle or refuse collection vehicle to safely pass a car. Turning heads are provided for refuse vehicles to turn within the development site.
- 4.8 The architectural design, fenestration patterns and material palette of the proposed dwellings reflect a domestic design. The proposed development includes a range of dwelling types and tenures. In terms of scale, the proposed 90 no. dwellings are two storey in height with pitched roofs.
- 4.9 The proposed layout of the dwellings reflects the urban grain of the dwellings to the south of the Site and has been set back from the main access point to the east, providing separation that helps create a distinct identity for the site. The housing layout has also considered the retained Public

Right of Way that organically divides the site and provides a series of public space/landscaped nodes throughout the development. Dwellings generally face onto to this public route, encouraging a sense of community and promoting interaction, in addition to providing an element of natural surveillance.

- 4.10 The material palette proposed comprises of red brick, stained timber cladding, fibre cement roof tiles and dark framed window frames and doors. Further details with regards to the proposed materials are set out in the accompanying Design and Access Statement and Proposed Plans.
- 4.11 With regards to boundary treatments, timber fencing has been proposed for the rear gardens of residential dwellings located away from the public view. In areas that are on public view, such as rear and side gardens, a combination of hedging and brick walls are proposed. Given the site is bounded by the railway line to the south and A259 to the north, acoustic fencing has been proposed for noise screening to the residential properties along the northern and southern boundaries.
- 4.12 The full details of the proposed scheme can be viewed within the accompanying Design and Access Statement and proposed plans submitting with this application.

Care Home

- 4.13 The proposed development seeks to deliver a care home featuring three types of accommodation, namely residential clusters, resident shared spaces and support accommodation over three levels totalling 4,533 sqm in area (GEA), with a main central living or activity space on each floor. It is also proposed to have an additional lounge and recreation space for residents. Support accommodation is primarily on the ground floor, with stores, sluices and nurses stations distributed around the home.
- 4.14 Each wing provides a cluster of rooms which are all self-supporting with dining, lounge, bathroom as well as en-suites in the bedrooms. There are six clusters in total, of varying sizes, allowing for flexibility in accommodation. The layout provides a service area, including staff facilities, at the west end of the ground floor in close proximity to the servicing access. The kitchen is located close to a lift that will take food to each floor to allow residents to eat within their clusters.
- 4.15 The L-shape layout and orientation of the home allows for most of the residents' bedrooms to have views of green space, either the natural landscapes to the north, or the wetland gardens to the east. Internally, the layout of the proposed care home reflects the design requirements of current CQC guidance and best practice, ensuring level thresholds are provided throughout, with care given to the selection of surface finishes to avoid causing distress and confusion to the residents.



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- 4.16 An external terrace is proposed along the east elevation to allow for external seating with views of the gardens. Paths are provided to allow for access into a secure garden area, keeping residents safe on the site, away from the water, but also offering freedom to enjoy the external space and exercise.
- 4.17 The care home entrance faces south onto the car park serving it. The routes and sight lines are clear to help orientate visitors on arrival. Footways are connected into the wider network promoting sustainable travel to the home for visitors and staff. The care home is provided with dedicated parking with level access, including drop kerbs and dedicated walkways leading to the main entrance.
- 4.18 Visitor and staff car parking is provided to the south west, while a designated delivery area is provided to the east, this separation of functions allows for the car park to remain. Both are easily accessible without bringing traffic into the rest of the residential development.
- 4.19 In terms of scale the proposed care home is three storeys in height with a pitched roof.
- 4.20 In terms of landscaping a private garden is proposed for the care home and is proposed to be located to the south east of the building. A range of planting is proposed in addition to the creation of a central water feature.
- 4.21 The full details of the proposed scheme can be viewed within the accompanying Design and Access Statement and proposed plans submitting with this application.



5.0 PLANNING POLICY

5.1 The purpose of this section of the Planning Statement is to consider the relevant planning policies for the purposes of the assessment of the application. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 For the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 we consider the Development Plan relevant to the proposals comprises the:

- Arun Local Plan 2011-2031 (adopted July 2018);
- Angmering Neighbourhood Plan (March 2015); and
- Littlehampton Neighbourhood Plan (November 2014).

5.3 The application Site has already been assessed against relevant planning policy at the time of the application and found to be acceptable through the grant of outline permission at appeal under reference (APP/C3810/W/17/3185128), and also through the grant of reserved matters relating to access (under permission A/83/18/RES).

Arun Local Plan 2011-2031

5.4 It is important to note that the Development Plan for the Site has changed since the outline permission was granted. Throughout the design process of the proposals, full consideration has been given to the policies of the Arun Local Plan ('ALP') to ensure the development accords with its overarching themes and objectives.

5.5 The following policies of the ALP are considered to apply to the site:

- Policy DS SP2 Built-Up Area Boundary
- Policy H DM1 Housing Mix
- Policy AH SP2 Affordable Housing
- Policy H DM2 Independent Living and Care Homes
- Policy D SP1 Design
- Policy D DM1 Aspects of Form and Design Quality
- Policy D DM2 Internal Space Standards
- Policy HWB SP1 Health and Wellbeing

- Policy ENV SP1 Natural Environment
- Policy ENV DM5 Development and Biodiversity
- Policy QE SP1 Quality of the Environment

Angmering Neighbourhood Plan

5.6 The majority of the Site is located within the Parish of Angmering where the policies of the Angmering Neighbourhood Plan apply to the site. There are no site specific allocations for the Site, however a number of more general and design related policies are considered to be relevant. These include:

- HD3 Housing Mix
- HD4 Materials
- HD5 Built Form
- HD6 Housing Layout and Design
- HD7 Housing Density
- HD8 Parking for New Developments
- HD9 Phasing of Residential Development

Littlehampton Neighbourhood Plan

5.7 The western end of the Site falls within the area covered by the Littlehampton Neighbourhood Plan. There are no site specific allocations for the Site, however a number of more general themes and overarching objectives are considered to be relevant. Furthermore, Policy 22 (Design of New Development) sets out proposals should demonstrate proposed developments accommodate forecasted requirements for parking and that roads incorporated into developments are sufficiently wide to support movements for various forms of vehicles.

Emerging Planning Policy

5.8 At the time of writing, the LPA's up to date Local Development Scheme (July 2020) identifies that the Arun Local Plan Review Development Plan Document will be progressed with a Regulation 18 (1) Consultation on development management policies estimated for Autumn 2021. At this stage there are no emerging planning policies considered to apply to the proposals.

National Planning Policy

5.9 Material considerations for the application are primarily considered to relate to the National Planning Policy Framework (June 2019).

5.10 Paragraph 11 of the NPPF states Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
 - 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
 - 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.

5.11 Section 5 of the NPPF 'Delivering a sufficient supply of homes' sets out national policies relating to housing developments. Paragraph 59 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.



6.0 PLANNING ASSESSMENT

- 6.1 This section sets out to demonstrate that the proposed scheme is in compliance with the plans approved under A/44/17/OUT (Appeal ref: APP/C3810/W/17/3185128).
- 6.2 The following plans were approved within the decision notice for the outline planning permission:
- Location Plan - Dwg 1709-01K.
- 6.3 Furthermore, the plan approved under the reserved matters application related to access (A/83/18/RES) is also relevant to this application 'Proposed Site Access - SPRUST (BROOK LANE) 1/10 REV D'.
- 6.4 Both of these approved documents have set the framework for the design of the remaining reserved matters and are enclosed in Appendix 1.
- 6.5 In accordance with the outline consent approved under /44/17/OUT (Appeal ref: APP/C3810/W/17/3185128) the proposed development submitted with this application is for 90 no. residential units and a care home (Use Class C2 and C3) and ancillary facilities. Consequently, the purpose of this planning assessment is to justify the proposed scale, appearance, layout and landscaping, which we have set out in more detail below.

Scale

- 6.6 The scale of proposed development reflects the overall character of the surrounding built form as the neighbouring dwellings to the south of the Site are predominantly two storeys in height. We also highlight that some existing local housing is at three storeys in height. These dwellings are located to the south east of the Site, opposite to the area of the proposed care home.
- 6.7 On reflection of the above, the proposed development's scale would therefore compliment the existing built form within the Built-Up Area Boundary. We therefore consider the proposed scale of both the residential dwellings and care home to be in keeping with its surroundings and entirely appropriate for this location and to be in accordance with Arun Local Plan Policy D SP1 and Policy D DM1 and Angmering Neighbourhood Plan Policy HD5 Built Form.

Layout

- 6.8 The layout of the proposed development has been informed thorough site analysis and context appraisal, which proposes similar street layouts and plots widths to other residential areas to the south. The layout has been designed with consideration to the pattern and grain of the surrounding areas and thus reflects the suburban context and its transition from townscape to rural landscape.



- 6.9 A key consideration has been the Site's layout and relationship with the existing Public Right of Way, which has been incorporated into the design and links the main public amenity space and proposed play areas. Consequently, the proposed development's layout affords an element of natural surveillance and human presence by locating buildings and play areas along public routes and spaces. In doing so, the layout contributes to making a clear division between private and public land.
- 6.10 The layout of the scheme also contributes to bookending the development with amenity spaces to the east and west which contribute to improving the visual amenity of the Site from public views.
- 6.11 The layout of the residential dwellings and their associated private amenity space is considered to be typical for this type of development and reflects the urban grain of neighbouring residential areas to the south. The external and internal layout of the Care House reflects industry requirements for the proposed occupier and contributes towards the effective operation of the care home.
- 6.12 We therefore consider the proposed scale to be in accordance with Arun Local Plan Policy DS SP2, Policy D SP1 and Policy D DM1 and Angmering Neighbourhood Plan Policy HD5 and Policy HD6.

Appearance

- 6.13 The proposed contemporary residential design has been informed through site analysis and context appraisal of the surrounding area which contributes towards the proposed style, massing and fenestration patterns used. The material palette proposed is a contemporary use of materials which feature within the local historic colour palette, with particular reference to surrounding developments. The proposed materials are of a high standard and shall assist with improving the character of the site and the surrounding area.
- 6.14 The public realm also includes a range of street furniture in order to assist with improving the usability and enjoyment of the space between buildings and shall be of a high quality in order to complement the surrounding character.
- 6.15 The proposed appearance is therefore considered to be of a high quality and in accordance with Arun Local Plan Policy D SP1, Policy D DM1, and Angmering Neighbourhood Plan Policy HD4.

Landscaping

- 6.16 Given the existing context of the Site, the proposed landscaping has played a key role in the proposed development's overall design. The detailed soft landscaping and planting strategy



demonstrates a range of features and planting will contribute to an overall increase in the amount and diversity of vegetation on Site.

- 6.17 Brookfield Park neighbours the Site to the south west and the proposed landscaping scheme seeks to integrate with the park's character by proposing an area of public open space, a pond and play area on the western part of the Site. Furthermore, the proposed private gardens for the Care Home are proposed adjacent to area of allotments to the south east of the Site. Therefore, the proposed landscaping scheme seeks to integrate with its landscape setting and character of nearby development and existing built form.
- 6.18 The proposed hard and soft landscaping features within the proposed development seeks to use high quality planting and materials and shall compliment the overall visual appearance of the Site.
- 6.19 In terms of amenity provision, in addition to private gardens, the proposed public open space and three play areas situated in the Site will also be of a high quality and will contribute to the enjoyment and usability of these spaces for occupants of the Site. The provision of these facilities and their location within the site will also assist with promoting opportunities for healthier lifestyles.
- 6.20 The proposed landscaping is therefore considered to be of a high quality and in accordance with Arun Local Plan Policy D SP1, Policy D DM1, and Angmering Neighbourhood Plan Policy HD5.

Summary

- 6.21 The scope and scale of the proposed development are within the parameters of the outline consent and its accompanying technical assessments. As such, we consider the proposed development is in compliance with the approved scheme and is therefore in accordance with the relevant policies of the Local Plan.

7.0 CONCLUSION

- 7.1 This Planning Statement has been prepared and submitted with an application for the approval of reserved matters relating to appearance, landscaping, layout and scale of the proposed development pursuant to outline permission allowed at appeal for up to 90 residential units and a care home (Use Class C2 and C3).
- 7.2 The overall development for the Site has already been assessed against planning policy and found to be acceptable the grant of outline permission at appeal. The details submitted as part of the reserved matters application have been guided by the approved parameters for the wider site set by the outline planning permission and approved access details secured under reserved matters consent A/83/18/RES. It is considered the information submitted with the application demonstrates the proposed development is acceptable and in accordance with the planning framework established through the Site's recent planning history.
- 7.3 The proposals are considered to respond sensitively to the constraints and opportunities of the Site to deliver a high quality development. The proposed development is considered to represent a valuable contribution to the delivery of housing locally, and in increasing the capacity and quality of care home accommodation in the local area.
- 7.4 The scale and layout of the development sits comfortably in the overall Site and the landscaping proposals are considered to provide a robust level of green infrastructure to soften potential visual impacts of the development.
- 7.5 As this Planning Statement has demonstrated, the proposed development is consistent with all relevant planning policy and guidance and the parameters secured under the outline permission and reserved matters consent for access. As such it is respectfully requested that the reserved matters application is approved without delay.