

Comments and decision on A/270/21/OUT From Angmering Parish Council

Outline planning permission was granted on 17th March 2020 under A/122/19/OUT for up to 160 dwellings and 1,393 m² of B1/B2 units with land made available for a sports pitch and other associated works. The development included two points of access onto Arundel Road, one for the dwellings and one for the commercial element and the outline application included determination of these access points.

Approved Development Framework Plan



A further permission (A/207/21/P) varied conditions 4 and 6 of A/122/19/OUT to amend the details of the employment site access point, including the omission of the approved footway on the south side of the access and its replacement with a 0.5m service strip. This was granted on 23rd November 2021 and all the conditions on A/122/19/OUT were reapplied, making this now the substantive permission for the site.

Condition 5 relates to the submission of a design code masterplan, and details of this were submitted under A/235/21/DOC and approved on 14th January 2022.

Condition 39 is “No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority” and application A/2/22/DOC has been submitted to discharge this condition.

In the discussion on A/122/19/OUT at the ADC Development Control Meeting on 17 March 2020 members expressed their wish that existing businesses in the site should not be lost as a result of the development. As a result of this discussion members proposed a further condition (detailed below) which was approved in the vote on the application.

“40. Prior to the commencement of development hereby approved, a phasing plan identifying all phases of development shall be submitted to and be approved in writing by the Local Planning Authority. The phasing plan shall set out how all principal elements of the scheme will be phased. The phasing plan will allow for the completion of the new commercial buildings prior to the demolition of the existing commercial buildings on site. All phases of the development shall be completed and carried out in accordance with the phasing plan.

Reason. To enable the development to be phased so that the new commercial units are completed before the existing units are removed, in accordance with Policy EMP DM1(6) of the Local Plan.”

Current Application

The current application, A/270/21/OUT, is a Hybrid application comprising:

- Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; and
- Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision.

Proposed Hybrid Application layout



Whilst the number of dwellings remains the same as the previous outline, the following substantive changes meant that this development requires a new full application:

- The open space to be gifted for the proposed sports hub is now shown as a linear area south of the access to the commercial development. Arun officers will need to establish that this will meet the requirements of the sports hub.
- Full details are shown for the housing part of the site but only outline permission is sought for the commercial element. The latter is in approximately the same location as the previous outline, an area which is currently occupied by approximately 9 businesses including vehicle repair workshops;
- However, whereas the approved outline for the site specifies that the commercial element will be Class B1/B2 industrial units this application describes them as coming under Class E. In the Planning Statement it explains that this is considered more compatible with adjacent residential uses.

Outline for Commercial Element

Class E of the Use Classes Order was introduced in 2020 and covers uses previously defined as A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e). It includes the following:

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or E(c)(iii)

Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(f) Creche, day nursery or day centre (not including a residential use)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions, E(g)(ii)

Research and development of products or processes

E(g)(iii) Industrial processes

B1 Business was revoked from 1 September 2020. It is effectively replaced with the new Class

E(g). Classes B2 and B8 still exist as below:

B2 General industrial - Use for industrial process other than one falling within class

E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

B8 Storage or distribution - This class includes open air storage.

The uses currently on the site would come within B2 or B8 of the Use Classes Order. The proposal to use the new commercial element of the site for Class E would therefore mean that none of the existing businesses could be accommodated in the new development. This is already the case for the approved outline in respect of B8 storage uses, however the existing permission would allow the B2 uses such as car repair to be relocated onto the new development.

Details for Residential Element

The residential part of the site is tightly packed and predominantly buildings and hard surfaces. Street trees are shown but given the lack of space around them, they are likely to be small and under pressure from the uses around them. Streets are dominated by frontage car parking, both parallel spaces along the streets and right angled parking in front of plots.

The building design does not reflect the rural nature of the village or the characteristics of its existing housing stock.

In light of the above comments, the layout should be reconsidered to allow more space within the residential part of the site for creating an attractive streetscape that meets the requirements of Angmering Neighbourhood Plan policies HD5 and HD6 for high quality design which reflects

local distinctiveness.

Response

Whilst Angmering Parish Council supports development on this site in principle, as it secures the provision of additional land for the construction of the much needed sports hub, it OBJECTS to this hybrid application A/270/21/OUT on the following grounds.

- The proposal to change the use class of the commercial element of the site will displace existing B2 businesses. This would conflict with the wishes of the Development Control Committee to retain the existing employment opportunities expressed and voted on at their meeting on 17 March 2020. It could also result in inappropriate retail and food and drink uses on the site which would detract from the vitality of the village centre contrary to Angmering Neighbourhood Plan policies ER1 and ER2.
- The proposed layout of the residential element of the site is cramped, dominated by on-street and front of plot car parking and has insufficient space for the street trees shown on the plans or any other green infrastructure along the streets. As a result the scheme fails to provide high quality design reflecting local distinctiveness as required by Angmering Neighbourhood Plan policies HD5 and HD6.
- APC concur with the holding objection of the ADC Drainage Engineer
- The land shown to be gifted for the planned Sports Hub differs from that shown in the previous Outline Application. Assurance of ADC Officers will be required that the area now shown is suitable and adequate for that purpose.