

Recommendation Report for Outline Consent

REF NO:	A/36/18/OUT
LOCATION:	Land off Arundel Road Angmering BN16 4ET
PROPOSAL:	Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for 200 dwellings with access being the only matter to be approved of which two are proposed - one is already existing at the northern end of the site which is the access to the industrial site which would be the main access and the other new access would be a secondary vehicular, pedestrian and cycle access at the southern end of the site onto Arundel Road.
SITE AREA	9.1 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	22 dwellings per hectare
TOPOGRAPHY	Predominantly flat. Land rises to the north.
TREES	No individual trees affected which are worthy of retention.
BOUNDARY TREATMENT	The boundary treatment for the site varies and includes post and rail fencing and hedging/trees of various heights.
SITE CHARACTERISTICS	The site is in mixed use with 2.45 hectares on the eastern part of the site in residential and commercial use. The western part of the site comprises open countryside in agricultural use.
CHARACTER OF LOCALITY	The site lies in a predominantly rural area which is characterised by a linear form of existing and approved residential development along the road frontage with Arundel Road. The site is bounded to the south by playing fields, sports pitches and pavilions which are accessed from Palmer Road. Open agricultural fields adjoin to the north and west.

RELEVANT SITE HISTORY

A/195/83	Change Of Use From Storage Of 40 Private Caravans	ApproveConditionally 01-02-84
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A/69/99/	Land to be used for the dismantling of vehicles and some storage of vehicles and parts.	ApproveConditionally 25-10-99
A/102/95	Continued use of Unit 3A and change of use of Units 4, 4A & 4B to motor vehicle repairs and ancillary storage	ApproveConditionally 26-09-95
A/104/95	Continued use of Unit 3 for vehicle repairs & ancillary storage	ApproveConditionally 26-09-95
A/103/95	Continued use of Unit 9 for commercial vehicle repair and associated storage	ApproveConditionally 26-09-95
A/105/95	Continued use of Units 1 & 2 for general vehicle repairs	ApproveConditionally 26-09-95
A/86/94	Change of use of redundant agricultural barn to general vehicle repairs and servicing etc.	ApproveConditionally 02-11-94
A/31/93	Change of use to storage of 220 caravans and alteration to access	ApproveConditionally 23-11-93
A/133/92	Change of use from vehicle repairs to the manufacture of PVCu windows and doors	ApproveConditionally 07-12-92
A/27/92	Change of use from agricultural building to light industrial	ApproveConditionally 13-04-92
A/115/91	Change of use of nursery storage building to specialist car repair workshop	ApproveConditionally 15-01-92
A/39/91	Change of use from agricultural to renovation of cars & light commercial vehicles	ApproveConditionally 15-01-92

The planning history has no similar applications to that now proposed. Those applications listed outline the commercial use of the buildings on the site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Objection: -

- . The application is speculative and tries to squeeze an otherwise unsatisfactory application through before the emerging Local Plan is finalised.
- . The joint Arun District Council/Angmering Parish Council project to create a Sports Hub on this site, not just for Angmering, but also to fulfil the Arun DC Sports and Open Space Plan, is severely compromised.
- . The only basis for putting this forward now is to claim there is no 5-year housing supply until the Local Plan is adopted.
- . This site has not been determined as a strategic allocation within Angmering, so is not supported by the Sustainability Assessment or Flood Risk Assessments that were done for the new Plan.
- . The application is outside Built-Up Area Boundaries defined by the Angmering Neighbourhood Plan and the emerging Local Plan.
- . Although the site is completely within a Flood Zone 1, no Strategic Flood Risk Assessment has been carried out for this site.
- . The Sewerage system is not adequate to accommodate this site.
- . Community involvement has to date been virtually invisible with no real consultation happening before this point. There has been no attendance at the Angmering Advisory Group. There has been no public exhibition of the revised plan.
- . The highway access is dangerous as it emerges on Arundel Road at a point where the speed limit is 60mph.
- . There is a loss of employment on this site, which the application calls 'low quality' and then ignores. This is an important principle both for the Neighbourhood Plan and the emerging Local Plan.
- . There is a conflict between the application form, which quotes the provision of a football pitch, and the Planning Statement detail which talks about the land for a football pitch. There is a considerable difference between the two. This is a sop to the intention to expand sports facilities at recreation ground.
- . The football pitch as shown, is incorrectly aligned and is unusable because there is no extra car parking, not enough land around the pitch and appears to be a pitch for the development rather than integrated with the recreation ground.
- . In addition, there is no provision for improving the changing facilities, or for improving the drainage of existing pitches, which are both essential.
- . The site is not part of the strategic allocation within Angmering.
- . Arundel Road is already in chaos with both primary schools causing a traffic log-jam twice a day with a number of minor accidents already. Two further accesses on this road, servicing 200 dwellings is likely to cause a significant additional problem. It must be remembered that the road is the only direct access to the A27 from the village.
- . This is the wrong development in the wrong place at the wrong time.

14 Objections:

- . Highway safety concerns. Too many homes on such a busy, narrow road and so near to a large primary school. Traffic in this road is already a nightmare, especially at school drop off and pick up time. Arundel Road has a lot of cars parked as very few of the houses have off-street parking. This, combined with the fact that this is a bus route, make the road very congested. Adverse impact on surrounding roads too.
- . The developers do not have a defined drainage strategy for this site and have not demonstrated any form of future management agreement, which will form a key factor in determining any surface water

drainage solution. Conditioning any future planning application with a raft of "prior to commencement of development "conditions that may not be capable if being discharged reinforces the possibility this site is not deliverable in the short term.

- . Flood risk.
- . Inadequate infrastructure.
- . Loss of employment land.
- . Vehicle and pedestrian access/safety.
- . Too many dwellings crammed in, not enough parking and small gardens.
- . Unsustainable due to lack of services, doctors, school places and employment.
- . Angmering is being over developed to the detriment of all residents, old and new. Right homes in right places which is definitely not here.
- . The promotion of this site is premature, further investigation into an appropriate access point and clarity of the surface water system and impact upon the adjoining neighbours is required. A more cohesive approach in the form of a context master plan and drainage strategy should be considered as part of pre application discussions to see if this is achievable with the cooperation of adjoining landowners. Therefore currently this scheme is neither developable nor deliverable as defined under paras. 47-55 of the NPFF.
- . There will be an intolerable increase in dust, noise disruption.
- . Damage to the Conservation Area due to increased traffic during and after development.
- . Inadequate play provision.

COMMENTS ON REPRESENTATIONS RECEIVED:

Whilst the Parish Council would like this part of Angmering village to be the sports hub area, the site is not allocated for such a purpose in the Neighbourhood Plan or Arun Local Plan and there would be no policy justification for refusing the application on this basis.

The proposed provision of an additional football pitch would accord with policies HWB SP1 and OSR DM1 of Arun Local Plan which support provision of additional sports facilities and promote healthy communities. However, the existing adjoining sport and recreation facilities are currently being reviewed by Arun as part of a District wide review of all relevant sports and leisure facilities needs following an assessment report. Based on the work completed during the needs analysis, consultation and capital cost review, an optimal facility mix has been defined which includes a 3G pitch as the income generator for a sports hub in the east of Arun, which Angmering can accommodate at Palmer Road Recreation Ground. This is supported by the Parish Council. Revenue projections have also been researched for a pavilion and grass pitches. On this basis it is not clear how the provision of the additional football pitch would be integrated into the options currently being explored for this area. Although this could be further considered at reserved matters stage.

The Local Plan is now adopted and the decision will be made against this policy background.

It is not considered that the proposal would adversely impact on the setting of the Conservation Area given its distance away from the site.

Drainage conditions could be imposed to ensure that the development is satisfactorily drained.

Concerns regarding the impact on highway safety are shared by County Highways and the Highways Agency.

CONSULTATIONS

WSCC Strategic Planning

Environment Agency
Environmental Health
Southern Water Planning
Engineering Services Manager
Engineers (Drainage)
Highways England
Sport England South East
Parks and Landscapes
Sussex Police-Community Safety
Ecology Advisor
NHS Coastal West Sussex CCG
Surface Water Drainage Team
Archaeology Advisor
WSCC Strategic Planning
South Downs National Park
Planning and Housing Strategy
Sussex Police-Community Safety
WSCC Strategic Planning
WSCC Strategic Planning
Engineers (Drainage)
Environmental Health
Planning and Housing Strategy
Environmental Health
Cultural Development
WSCC Strategic Planning
Highways England
Southern Water Planning
Ecology Advisor
Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

Greenspace Officer.

No objection in principle subject to:

- Confirmation of Public Open Space and play offer to be provided.
- A quality design process to be employed which allows for the incorporation and protection of existing features.
- Buffer areas and wildlife habitat zones along with SUDS provision to be effectively assessed and incorporated. Incorporation of green areas within the site needs to be addressed.
- An indication of future management proposals to be provided.

Environmental Health.

No objection in principle subject to:

- Various commercial units to the south of the proposed development are removed/relocated prior to

redevelopment.

- . Hours of use of the adult football ground should be restricted.
- . Conditions imposed for contamination, lighting, construction management plan and odour emissions.

Housing Strategy and Enabling Manager.

Objection - would want the tenure split agreed now as part of the outline application. Request that the tenure split is provided as 75% rented and 25% intermediate housing, as per our new Local Plan policy requirement. No objection to the dwelling mix for the affordable housing being conditioned for agreement at the reserved matters stage.

South Downs National Park Authority.

Objection - The SDNPA made comments on the principle of the allocation of site SD9 through the consultation on the modification to the Arun Local Plan in May 2017 and February 2018. The understanding is that this site does not fall within this proposed allocation and would be a departure from the emerging Local Plan. Concerns about the landscape impact of the development and further criteria were added to the policy. These criteria would equally apply to this site off Arundel Road. Providing direct access from the site to Arundel Road and the footpath to the west is supported but must be accompanied by measures to upgrade the pedestrian facilities and linked to footpaths beyond.

NHS

The funding will be a contribution to £219,408 for the infrastructure needs of managing "on the day demand".

Drainage Engineer

No Objection subject to imposition of conditions. The information provided discusses the use of either; land raising, surface water pumping, or discharging to foul sewer. All three of which we would like to avoid. It may be with some further investigation, and a restricted discharge, that the site could discharge to a deeper surface water culvert that runs to the south of the site beyond the recreation ground. Based on this, and the other supplied information all of the previously applied conditions should be imposed.

Strategic Planner WSCC

Due to the size and scale of this development, the County Council are currently engaged in internal consultations and a S106 consultation response will be provided in due course. However, we can advise that detailed discussions will need to be undertaken with County Council services, in order to ensure any proposed development would be appropriately mitigated in terms of infrastructure provision or contributions. These services include education (Early Years, Primary, Secondary, Sixth Form and Special Education Needs), libraries, highways, waste and the fire service and delivery solutions for these projects need to be agreed. In addition, the installation of and connection to mains water Fire Hydrants are required at the developer's expense, these will be conditioned if necessary.

Sport England

Objection - the application is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPF. This is because, in the absence of a risk assessment with regard to the potential for ball strike from the neighbouring cricket field, there is the strong potential for the existing playing field to be prejudiced. Sport England will be happy to reconsider its position should such a risk assessment be provided to the ECB's satisfaction.

Sussex Police

It is necessary to secure Section 106 contributions for policing infrastructure, due to the direct link between the demand for policing services and the changes in the operational environment beyond Sussex Police control i.e. housing growth and the subsequent and permanent impact it has upon policing. In order to mitigate against the impact of growth our office have calculated that the capital "cost"

of policing new growth as a result of this major planning application equates to £31,683. These funds would be used for the future purchase of infrastructure to serve the proposed development. Comments relating to design at this stage are limited. Some general observations are suggested.

County Engineers

No Objection. Conditions requested. The Flood Risk Assessment included with this outline application proposes that attenuation through a controlled discharge to the ditch/watercourse would be used to control the surface water runoff from the site.

As indicated by the ADC Drainage Engineer, winter groundwater monitoring should be carried out for the entire site to assess how and where infiltration can be incorporated into the surface water drainage designs.

Southern Water

No Objection subject to imposition of conditions.

Archaeologist

No Objection. This site has to contain archaeological interest. Suggest imposition of relevant condition.

Highways England

Objection. There is insufficient information provided by the applicant on which to base an informed decision in relation to the potential impacts of the proposal on the Strategic Road Network.

Ecology Officer

No Objection. Mitigation conditions are suggested.

County Highways

Objection:

. Insufficient information has been provided to enable an assessment of the ability of the highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree.

. Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, visibility splays, and would not therefore give rise to increased hazards to highway users.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

With regard to Sport England comments a Ball Strike Survey has now been submitted.

POLICY CONTEXT

Designation applicable to site:

Outside built up area boundary

DEVELOPMENT PLAN POLICES

AHSP2	AH SP2 Affordable Housing
DDM2	D DM2 Internal space standards
CSP1	C SP1 Countryside
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
ECCDM1	ECC DM1 Renewable Energy

ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HDM1	H DM1 Housing mix
HERDM6	HER DM6 Sites of Archaeological Interest
EMPDM1	EMP DM1 Employment Land: Development Management
WDM2	W DM2 Flood Risk
HSP1	HSP1 Housing allocation the housing requirement
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
HSP2	H SP2 Strategic Site Allocations
INFSP1	INF SP1 Infrastructure provision and implementation
QEDM2	QE DM2 Light pollution
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM3	QE DM3 Air Pollution
QEDM4	QE DM4 Contaminated Land
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WSP1	W SP1 Water
SODM1	SO DM1 Soils

[Angmering Neighbourhood Plan 2014 POLICY ER2](#) Local Employment

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD1	Open Space & Recreation Standards
SPD3	Parking Standards

POLICY COMMENTARY

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

The Neighbourhood Development Plan.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The policies of the ANDP have been taken into consideration. As the Council can now demonstrate a housing land supply of greater than 3 years the ANDP policies relating to the supply of housing are not out of date

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that:

- . The site lies outside the built-up area boundary where development or redevelopment is unacceptable.
- . The proposal would have an adverse impact upon the established character of the surrounding area.
- . The affordable housing tenure split is not in accordance with adopted policy.
- . There would be an adverse impact on highway safety and an established employment site.
- . There is no completed legal agreement that would provide the necessary infrastructure required to make the development acceptable.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site is located within the Parish of Angmering and as such the development plan in the determination of this application will consist of the Arun District Local Plan (ALP) 2011 - 2031 and the Angmering Neighbourhood Plan (ANDP) .

Arun District Local Plan (2011-2031):

The key policy considerations in the determination of this application are considered to be SD SP1, SD SP2 and C SP1 of the Arun Local Plan (ALP) 2011 - 2031.

The application site is situated outside of the built up area boundary (BUAB) as specified by policy SD SP2 which seeks to focus development within the built up area. Policy C SP1 of the ALP seeks to protect the countryside for its own sake and as such exerts strict control over development situated outside of the BUAB. Due to the sites location outside of the BUAB development in this location would be in conflict with policy C SP1 of the Arun Local Plan 2011 - 2031.

Angrnering Neighbourhood Plan (ANDP):

The ANDP was made in 2014 and as such forms part of the development plan in the determination of this application.

Policy HD1 of the ANP seeks to focus development within the BUAB as defined in the plan.

The National Planning Policy Framework (NPPF):

It states in paragraph 12 that 'Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Therefore as the development conflicts with an up-to-date Local Plan and there are no material considerations to indicate otherwise a recommendation for refusal would be compliant with the NPPF.

Conclusion on Matters of Principle:

The principle of residential development on this site is contrary to the development plan as per Arun Local Plan policy C SP1 and policy HD1 of the ANDP which seek to protect the countryside from unwarranted development.

The proposed development would provide an additional 200 houses which are not required in the District at the present time due to the 5.3 year housing land supply identified in the Inspector's comments on the Local Plan. Whilst the development would have a positive effect upon the supply of housing the principle of residential development on this site would, in current policy circumstances and as set out in the NPPF, not be acceptable.

AGRICULTURAL LAND

The latest available classification map suggests that the site is both Grade 2 and either Grade 3A or 3B and is therefore to be considered as 'best and most versatile agricultural land.'

Regard should be given to the Arun Local Plan 2013 -2031 as it applies to agricultural land.

Policy SO DM1 of the ALP 2011 - 2031 considers soil and states that:

"Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term."

Paragraph 170 of the NPPF states 'planning policies and decisions should contribute to and enhance the

natural and local environment by: (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) and (b) recognising ... the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land....'

The agricultural land grade is noted. The area of Grade 2 land amounts to a not insignificant amount (approximately half of the site area), it is used for farming and has agricultural potential. There is no policy justification for the development following adoption of the Arun Local Plan and the need for housing does not outweigh the merits of protecting the land for farming in the long term. As such the proposal is contrary to policy SO DM1 of the ALP.

CHARACTER & DESIGN

The proposal would significantly extend the built form into open countryside to the west which would detract from the rural character of the area.

Arun Local Plan policy D DM1 lists a series of 15 factors that development must comply with - these include character, impact and public realm. With reference to character the policy states that proposals should 'Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details....' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things in terms of its character and design.

Angmering Neighbourhood Plan (ANDP) policies HD3 Housing Mix, HD5 Built Form, HD6 Housing Layout & Design and HD7 Housing Density are relevant. HD3 encourages smaller homes and a mix of housing size and policy HD4 requires materials to be in harmony. The application is in outline and these policy requirements would be relevant to consideration at the detailed reserved matters stage. Policy HD7 refers to Housing Density and from the illustrative site plan submitted it is considered that the provision of 200 dwellings may not be out of keeping with the density of existing neighbouring properties.

However policy HD5 states new developments should demonstrate how they have considered their impact on their surrounding area. In this case it has not been sufficiently demonstrated how 200 dwellings could be assimilated into the landscape without adversely affecting the rural character of the area. The site is bounded to the west by open countryside, to the south by the Angmering Sports and Recreation ground and Steyne Wood to the north.

The proposal would represent a significant extension of built form into an open rural area resulting in an unacceptable impact on the areas character and appearance.

It is also necessary to consider the guidance within the National Planning Policy Framework. Section 12 states that good design is a key aspect of sustainable development (paragraph 124) and that developments should respond to local character & history, reflect the identity of local surroundings & materials, establish a strong sense of place and be visually attractive as a result of good architecture (paragraph 127).

Paragraph 130 goes on to say that 'Permission should be refused for development of poor design that

fails to take the opportunities available for improving the character and quality of an area and the way it functions,...'It is noted that the application is in outline form and does not seek approval of layout or the design of the dwellings.

The existing character of this section of Arundel Road has a broadly ribbon like pattern of single dwellings fronting both sides of the road whilst the current site is generally open and features more sporadic development. The proposed development would not be limited to the area adjacent to the road frontage and would not be linear in form. It would not respect the pattern of existing development along the northern exit from Angmering and would represent an expansion of built form into open countryside which would visually harm the character of the area. Whilst no illustrative layout has been provided detailing the precise position of the dwellings proposed it is apparent that given the position of the site and extent of the proposal the development would be obtrusive in the landscape.

It is therefore considered that whilst any reserved matters application could be in accordance with certain aspects of development plan policy such as policies HD6 and HD7 of the ANP the siting of 200 dwellings in this location would adversely impact on the rural character of the area contrary to policy D DM1 (1) and D SP1 of the ALP 2011 - 2031, policy HD5 of the ANP and paragraphs 127 (c) and 130 of the National Planning Policy Framework.

LOSS OF EMPLOYMENT

Much of the application site is in commercial use, which has been established for a number of years, mainly as various car and vehicle repair units which employ a number of people. Indeed, this site is identified as an employment site in the Parish in paragraph 3.21 of Angmering Neighbourhood Plan.

Policy EMP DM1 of Arun Local Plan seeks to protect and enhance existing employment sites and premises. The policy requires evidence that the site is no longer required and that marketing has been undertaken and a viability appraisal undertaken. The only reference made by the agent to loss of employment refers to 'low grade employment uses' and that Arun has a significant surplus of employment land available and that the loss of this site will not impact on economic growth objectives.

The proposal is not supported by any viability analysis or marketing evidence and is therefore contrary to this policy.

Policy ER2: Local Employment of the Angmering Neighbourhood Plan states 'There will be a general presumption against the loss of locations that provide employment within the Parish, either as a result of proposals for a change of use or for the redevelopment of existing premises or sites of employment for non-employment use. Proposals for change of use or redevelopment, which would result in the loss of employment use, will only be acceptable if they demonstrate the following:

- The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than two years for employment use and no occupier has been found. Full details relating to the marketing must accompany any proposal;
- That the alternative use proposed will be a positive contribution to the sustainability, vitality, viability, health and well-being of Angmering.'

The application contains no information to address these requirements and the proposal therefore does not accord with this policy.

RESIDENTIAL AMENITY

Arun District Local Plan Policy D DM1 (3) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. None of the ANDP policies specifically

refer to residential amenity issues. However, one of the 'core planning principles' of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 12).

It is not possible to properly assess and make a determination on the residential amenity implications of the development at this stage due to the lack of elevation or floor plan drawings. Such an assessment would take place at the reserved matters application stage.

SPORT FACILITY PROVISION AND PLAY SPACE

Policy OSR DM1 requires open space and playing pitch and indoor sports facilities to be provided within new developments and policy HWB SP1 requires all developments to be designed to maximise its impact on promoting healthy communities and reducing health inequalities.

It is also necessary to consider the guidance within the National Planning Policy Framework. Section 8 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe communities.

This development proposal would require 1.53Ha of POS as a minimum. Provision of LAP, LEAP onsite and MUGA (Multi-Use Games Area) contribution would be sought via a Section 106 legal agreement with confirmation of play provision being provided to be submitted and approved.

The provision of a football pitch to the south/east corner of the site would extend the sport facilities on offer in Angmering and the existing wider leisure facilities at Palmer Road and positively contribute to the range of pitches. However, whilst connectivity with Angmering sports and recreation ground is supported in policy principle it is not clear how this would work in conjunction with the work that the Council is doing to increase the sports facility offer in the neighbouring Angmering recreation ground and its impact on surrounding proposed properties given that no detailed layout plan has been submitted as part of this proposal. Parking for the proposed football pitch is not identified at this stage. Although refusal would not be justified on these grounds the integration of the application site with the wider area would require further consideration at the reserved matters stage.

The indicative layout shows only open space to the periphery of the proposals where centrally located areas of public open space, integrated within the housing layout would be beneficial in the linking of all these areas allowing the greening of the development and for wildlife corridors to be established, increasing biodiversity across the proposed site. This could be provided to ensure compliance with policy at the reserved matters stage.

HIGHWAY SAFETY & PARKING

Policy T SP1 of the Arun Local Plan 2011 - 2031 discusses transport issues including development providing safe highway access.

Policy TM1 of the ANDP requires that proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of traffic generated both during construction and on completion. Policy TM2 gives support to proposals which improve or increase existing footpaths.

Regard should be had to paragraph 109 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

The application has been assessed by WSCC Highways and Highways Agency and both have objected

to the proposal.

A number of matters require further clarification to understand the impacts of the development on the Strategic Road Network.

The following issues are yet to be resolved:

- Response to a number of questions on the modelling approach and results.
- Designers Response signed and dated and exception report required.
- Proposals to deliver a cycleway.
- Further information/mitigation to the A27/Arundel Road junction.
- Agreement to a suitable level of contribution (discussed below).

Without this information it has not been satisfactorily demonstrated that the impact on the operation of the highway network will not be severe or unacceptable. The application is therefore considered to conflict with paragraph 109 of the NPPF.

In terms of car parking, no detailed layout has been provided, and this would be assessed at a later stage.

Given the conflict with the adopted development plan policy and the NPPF the application is recommended for refusal on highway safety grounds.

FLOODING & SURFACE WATER DRAINAGE

Arun Local Plan 2011 - 2031 policy W DM2 seeks to limit development in areas at risk of flooding and W DM 3 discusses the need for sustainable urban drainage systems.

Furthermore, Arun District Council Drainage Engineers do not raise any objection to the scheme and instead recommend that conditions will be appropriate and will ensure that the site is satisfactorily drained.

On this basis, the application is considered to comply with the relevant development plan policies.

ECOLOGY

This site borders open countryside. Policy ENV SP1 of the ALP 2011 - 2031 applies.

The proposal has been assessed by our ecologists and have not raised any objection subject to conditions.

LIGHT POLLUTION

Policy QE DM2 of the ALP 2011-2031 seeks a lighting for all development with outdoor lighting and imposes criteria against which the application must be considered.

It is not considered that the proposed development will adversely harm the existing environment at night (or after 4pm in winter). This is because, the site is located on a well used main artery road out of the village on a street with road lighting and with residential development further to the south which would act as a visual backdrop. Whilst no lighting scheme has been submitted the application is in outline and were the application to be approved these details could be covered by a condition.

Neither the South Downs National Park or the Council's Environmental Health have raised an objection on any adverse harm that may arise on the locality or the setting of the South Downs by way of excessive lighting.

It is therefore considered that the application complies with the development plan in this respect.

AFFORDABLE HOUSING

Policy AH SP2 of the ALP 2011 - 2031 seeks a minimum of 30% affordable housing for developments over 11 dwellings. The default position will be 75% to be for rent and 25% intermediate housing. A mix of dwellings sizes should also be sought.

The dwelling mix for the affordable housing could be conditioned for agreement at the reserved matters stage. However, the tenure split of 75% rented and 25% intermediate housing, as per the adopted Local Plan policy requirement has not been agreed now as part of this proposal. The application is therefore contrary to policy AH SP2 of Arun Local Plan.

Policy HD3 of ANDP states proposals of more than 6 dwellings should demonstrate how the applicant has sought to meet local need in terms of dwelling sizes. In addition at least 25% of dwellings should meet Lifetime Home Standards or its equivalent. These are matters that could be controlled at a later stage.

SETTING OF LISTED BUILDING

The proposal is 80m from the Grade 2 * listed building ' Newplace Farm' to the North West. Given the field boundaries and woodland between the application site and the property there is not considered to be an adverse impact on the setting of the building.

SUMMARY

The application site is outside the defined built-up area boundary of Angmering and is therefore contrary to policies C SP1 of the Arun Local Plan (ALP) 2011 - 2031 and policy HD1 of the ANDP which seek to protect the countryside.

The Council can now demonstrate a 5.3 year supply of housing land through the recently adopted Local Plan 2011 - 2031 and NPPF paras. 11 and 12 support refusal of such applications where there is an up-to-date plan.

In addition, insufficient information has been provided to enable an assessment of the ability of the highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree in conflict with policy T SP1 of the Arun Local Plan and policy TM1 of Angmering Neighbourhood Plan.

Loss of an existing employment site is also a result of this proposal contrary to policies EMP DM1 of Arun Local Plan and policy ER2 of Angmering Neighbourhood Plan.

The proposal also fails to make provision for the necessary infrastructure contributions and an appropriate housing mix in conflict with policies OSR DM1, T DM1, INF SP1 and AH SP2 of the Arun Local Plan 2011 - 2031 and policy HD3 of the Angmering Neighbourhood Plan.

The proposed development is recommended for refusal for the following reasons.

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

WSCC

Detailed discussions will need to be undertaken with county council services, in order to ensure any proposed development would be appropriately mitigated in terms of infrastructure provision or contributions. These services include education (Early Years, Primary, Secondary, Sixth Form and Special Education Needs), libraries, highways, waste and the fire service and delivery solutions for these projects need to be agreed. In addition, the installation of and connection to mains water Fire Hydrants are required at the developer's expense, these will be conditioned if necessary.

Infrastructure in the s106 is required for schools, libraries and fire and rescue services. Detailed figures would need to be incorporated in any Agreement once final figures are provided by County. However, since this information is not available at the time of determination of the application it cannot be confirmed that the request is CIL compliant and therefore this cannot be included as reason for refusal.

NHS - £219,408 contribution for the infrastructure needs of managing "on the day demand". Most new residents would register at The Angmering Coppice GP Surgery. Additional population generated by this development will place an increased demand on existing primary healthcare services to the area. The application does not provide health infrastructure on site and so a contribution towards health infrastructure off-site via financial obligation would be sought. At this stage, the preferred option would be to develop the Angmering Coppice site. Currently additional contributions towards this Surgery would meet pooling requirements, but this may alter in the near future if other applications in Angmering are approved subject to legal agreements with funding agreed towards The Angmering Coppice surgery (2 applications have already approved and there are 2 live applications where contributions towards extensions to the surgery have been requested).

It has now been clarified that the developers contribution will be funding toward the infrastructure development of part of an extension to the Angmering site/redevelopment to cover for residents that require a specific on the day appointment for medical care. There will be a part contribution to 'urgent care' treatment at the Park surgery (located in a Littlehampton site". Urgent care are treatments that fall outside the scope of GP surgeries and are provided by Urgent Care (or equivalent new NHS naming convention - as this does have new iterations due to care parameters).

Sussex Police - In order to mitigate against the impact of growth our office have calculated that the capital "cost" of policing new growth as a result of this major planning application equates to £31,683. These funds would be used for the future purchase of infrastructure to serve the proposed development.

18 units (33%) to be provided with 75% affordable and 25% intermediate as required by AHSP2 of the emerging plan.

The proposal would require 1.53Ha of POS as a minimum. Provision of LAP, LEAP onsite and MUGA (Multi-Use Games Area) contribution would be sought, with confirmation of play provision being provided to be submitted. The Development Framework Plan - with football pitch dwg CSA/3467/116 proposes a pitch to the south/east corner of the proposals, whilst this is good to see with the connectivity with Angmering sports and recreation ground further detail would be required as to how this would work in conjunction with the surrounding proposed properties. A larger area of POS to surround this feature would allow it to blend within its surrounds and good design principles should be employed to ensure that this is realised. A clear indication of the proposed future management of the open space must be set out.

RECOMMENDATION

REFUSE

- 1 The site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and Angmering Neighbourhood Development Plan and by reason of the site area and number of dwellings proposed would represent a significant encroachment of built form into the countryside to the detriment of the character of the area and use of the land for agricultural purposes. The proposal would therefore be contrary to policies SD SP2, C SP1, DDM1, DSP1 and SO DM1 of the Arun Local Plan 2011-2031, policies HD1 and HD5 of the Angmering Neighbourhood Development Plan and the National Planning Policy Framework.
- 2 In the absence of a signed Section 106 legal agreement, the proposed development makes no contribution towards the infrastructure required to mitigate its impacts and is therefore in conflict with policy INF SP1 of the Arun Local Plan 2011 - 2031.
- 3 The proposed development fails to identify an adequate affordable housing tenure split and is thereby contrary to policy AH SP2 of the Arun Local Plan 2011 - 2031.
- 4 Insufficient information has been provided to enable an assessment of the ability of the highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree in conflict with policy T SP1 of the Arun Local Plan, policy TM1 of Angmering Neighbourhood Plan and the National Planning Policy Framework.
- 5 The proposal would result in loss an established employment site and fails to ensure its protection contrary to policies EMP DM1 of Arun Local Plan and policy ER2 of Angmering Neighbourhood Plan.
- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly

setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.