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Planning Statement

Manor Nursery

March 2018



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Project Name: Manor Nursery

Location: Manor Nursery, High Street, Angmering

Client: Roffey Homes

File Reference: P1456

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1. Introduction

1.1. This Planning Statement has been produced on behalf of Roffey Homes Ltd in support of the Reserved Matters application for the development for 32 new dwellings at Manor Nursery, High Street, Angmering, BN16 4AW.

1.2. The application is for:

*Approval of Layout, Scale, Appearance and Landscaping Reserved Matters following outline approval **ref: A/51/14/OUT** at Manor Nursery Garden Centre High Street Angmering BN16 4AW*

1.3. Details of access were approved under Outline permission A/51/14/OUT (*Application with Some Matters Reserved for demolition of the existing Manor Nursery Garden Centre and hard standing and redevelopment for 32 dwellings with associated access, public open space and landscaping. Departure from the Development Plan*). This Reserved Matters application specifically address planning condition 1 of the Outline permission:

The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;*
- (b) Scale;*
- (c) Appearance;*
- (d) Landscaping.*

1.4. This statement sets out the relevant background for the determination of the application including a description of the site and its surroundings, the relevant planning history, relevant planning policy and how the development responds to it, details of the development proposal and an assessment of the relevant planning considerations.

1.5. A concurrent application to discharge conditions associated with the Outline permission has been submitted to the Council.

1.6. This Reserved Matters application is supported by the following documents, drawings and plans:

Planning Statement
Planning Application Forms
Planning Application Notices
Existing Plans and Elevations
Proposed Plans and Elevations
Design and Access Statement
Transport Note
SUDS and Drainage Details
Arboricultural Assessment and Surveys
Landscaping Plans

2. The Site

- 2.1. The site is located to the east of the village centre of Angmering at Manor Nursery, High Street, Angmering.



Figure 1: Site Context

- 2.2. The site itself is a brownfield site that was occupied by a large glasshouse and nursery building, (now demolished). There is a large unmade surface car park on the western portion of the site. Access to the site is via the High Street in the north-west corner. The site measures circa 1.14ha.
- 2.3. The site is located at the eastern end of the High Street adjacent to the A280 to the east. The centre of the village lies approximately 750m to the west. The road frontage along High Street has a rural character due to mature trees along sides and verges. There are a number of individual dwellings along the High Street. Whilst not located within a Conservation Area, the Angmering Conservation Area boundary is approximately 45 metres from the site entrance to the west.
- 2.4. The High Street terminates at the entrance to the site. The immediate area is predominantly residential featuring a range of dwelling sizes from smaller terraced properties through to larger properties.
- 2.5. To the south of the site is a newly constructed housing development. Residential development backs onto the application site on the southern boundary with an access provided in the north at Harrison Crescent / Nanson Lane. Properties are predominantly detached / semi-detached and two / two and a half storey traditionally designed dwellings with garage space.
- 2.6. The site is within easy walking distance of the local bus network, approximately 1.7km from Angmering train station and within easy reach of the A27 and local road network by car. A bridleway is located outside of the site boundaries to the east providing off road cycle and pedestrian access to the South Downs in the north and linking with East Preston and Angmering-on-Sea to the South.

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- 2.7. The application site is located within the Built up Area Boundary and is located within Flood Zone 1 (low probability of flooding).



Figure 2: Site Location

- 2.8. The site boundaries to the north, east and west are screened by existing trees, limiting views into and out of the site.



Figure 3: Existing trees on the north, east and west boundaries

3. Planning History

- 3.1. The following represents the relevant site planning history which is available via the Arun District Council Website.
- 3.2. **An outline application with some Matters Reserved for the demolition of the existing Manor Nursery Garden Centre and hard standing and redevelopment for 32 dwellings with associated access, public open space and landscaping. Departure from the Development Plan. Ref: A/51/14/OUT: Application Approved 20th March 2015.**

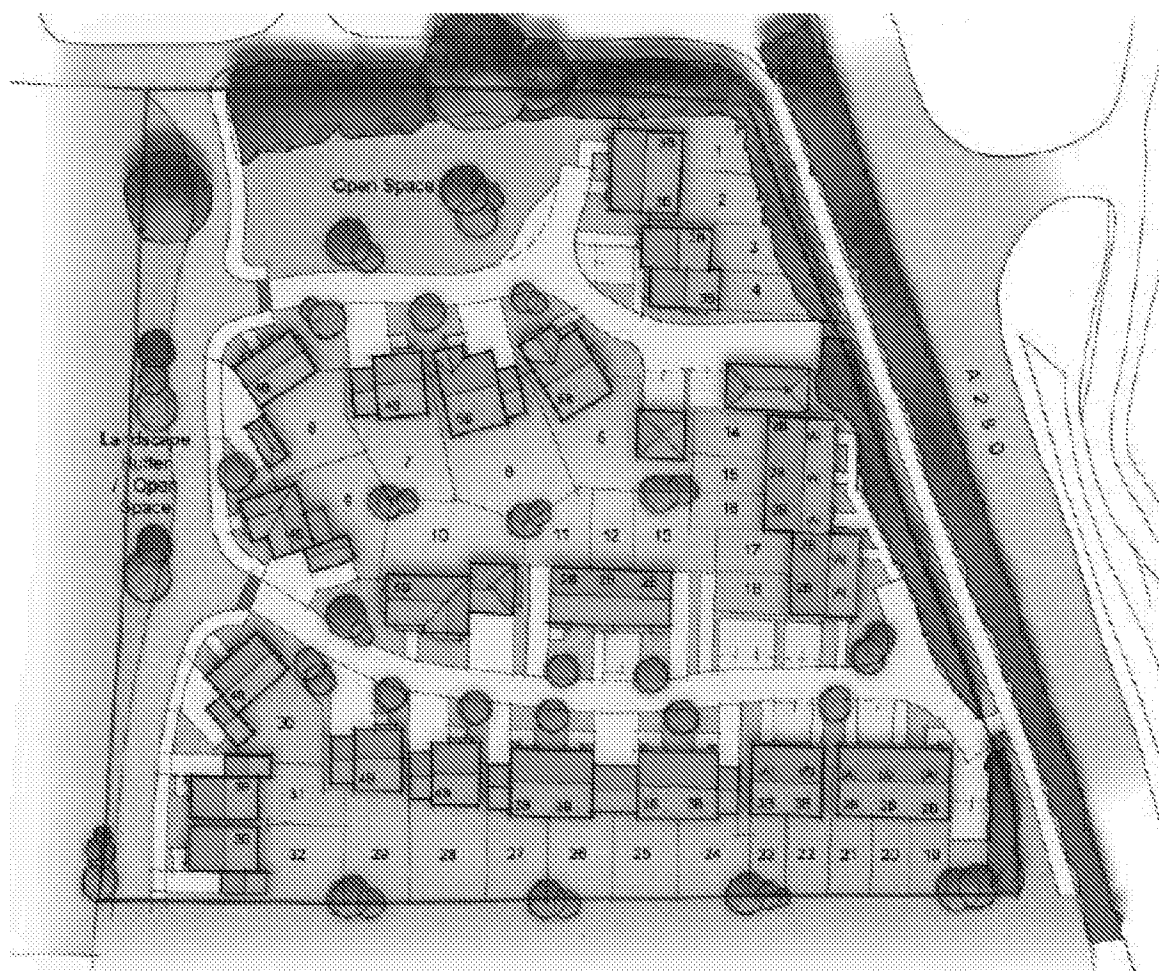


Figure 4: Approved Outline Permission

- 3.3. The Outline permission illustrative layout plan (Figure 3) showed a number of detached and semi-detached properties alongside three blocks of terraced dwellings. In total, 32 new dwellings were proposed and were shown to be a mix of:

11	x	Two Bedroom Dwellings
12	x	Three Bedroom Dwellings
6	x	Four Bedroom Dwellings
3	x	Five Bedrooms Dwellings

- 3.4. Of these units, the Outline scheme sought to provide for 30% affordable housing provision with a total of 10 dwellings included as affordable (these were shown on the layout plan to consist of eight no. two bedroom and two no. three bedroom dwellings).

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- 3.5. The S106 that accompanied the permission requires that of the 10 affordable dwellings, 80% would be Affordable Rent with the remaining 20% to be Shared Ownership but did not specify a mix of sizes.
- 3.6. The Outline permission allowed for 78 allocated parking spaces and five visitor spaces within the site.
- 3.7. In terms of open space provision, a larger parcel of open space was shown on the northern side of the site with a small slither of landscaping buffer shown on the western edge. Access was approved under the Outline permission from the north western corner of the site from Angmering High Street.
- 3.8. **Pre application planning advice - PAA/229/17/.**
- 3.9. A pre application planning advice meeting was held with Arun District Council's Planning Officer on 02.02.2018. At the time of submission, no formal pre application response had been received from the Council. We have however received consultation responses from the Council on the following matters:
- **Archaeology** – suggested condition.
 - **Conservation Officer** – no objection.
 - **Environmental Health** – no objection in principle, noted the following: *the original site layout [i.e. the Outline layout] is to be changed. This should effectively remove the residential units and amenity spaces to further away from the main noise source, the A280, therefore improving the acoustic environment.*
 - **Housing Strategy and Enabling Manager** – no objection.
 - **Tree Officer** – Notes the requirements for an AIA and AMS
- 3.10. **Residential development comprising 138 no. dwellings including 20% affordable with access, landscaping, open space & associated works (this application is a departure from the Development Plan) Ref: A/82/12/ at Land to east of Roundstone Lane Angmering BN16 4AL.**
- 3.11. Application ref **A/82/12/** (approved 14/05/15) is located to the south of the site and, in addition to the Manor Nursery site, forms part of a wider area which was subject to a Visioning Document produced by Arun District Council (refer to Chapter 6 of this Statement).
- 3.12. This application has been recently implemented.
- 3.13. An access road at the north of this site provides for a potential access point to the site at Manor Nursery (in the south wester corner of the Manor Nursery site).
- 3.14. The permitted and implemented scheme to the south has been considered as part of the design of this Reserved Matters application and is considered further below.
- 3.15. **Outline Application for the erection of 18 No. dwellings. Pound Place Roundstone Lane Angmering BN16 4AL.**
- 3.16. Application reference **A/154/14/OUT.** The application was approved 2nd April 2015 and sits to the south of site reference A/82/12/. The site forms part of a wider area which was subject to a Visioning Document produced by Arun District Council (refer to Chapter 6 of this Statement).

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- 3.17. **Erection of 46 residential dwellings with associated access, car parking, landscaping, open space & works, following demolition of existing buildings & structures. Land at Pound Nursery Roundstone Lane Angmering BN16 4AL. Reference**
- 3.18. Application reference **A/167/14/PL**. The application was approved 1st April 2015 and followed the approval of 36 dwellings as set out in planning approval A/135/12 (see below). The site forms part of a wider area which was subject to a Visioning Document produced by Arun District Council (refer to Chapter 6 of this Statement).
- 3.19. **Erection of 36 dwellings with car parking, public open space, landscaping and new access to Roundstone Lane. Departure from the Development Plan. Pound Nursery Roundstone Lane Angmering BN16 4AL. Approved 17th November 2014**
- 3.20. Application reference **A/135/12**. The application was approved 17th November 2014 and sits to the south of site reference A/154/14/OUT.

4. The Proposal

4.1. This Reserved Matters application seeks to provide deliver the 32 dwellings and 30% affordable provision as set out within the Outline permission albeit with an enhanced layout.

4.2. The mix of dwellings is proposed as follows:

6	x	Two Bedroom Dwellings (all of which are affordable) (18.75%)
10	x	Three Bedroom Dwellings (of which, four are affordable) (31.25%)
12	x	Four Bedroom Dwellings (37.5%)
4	x	Five Bedroom Dwellings (12.5%)

4.3. The proposed scheme seeks to deliver fewer terraced houses with a greater provision of detached and semi-detached properties than shown on the Outline layout. Parking provision is shown as 85 parking spaces in addition to 8 visitor spaces.

4.4. The Reserved Matters proposed layout retains the spirit of the indicative Outline street pattern with a north / south spinal road and two streets running east / west with residential units located to the north / south of these spurs. Vehicular access is located in the north west of the site.

4.5. All properties are two or two and half storey, traditionally design detached and semi-detached properties with generous rear gardens.

4.6. The smaller terraced houses to the north of the site are proposed to reflect the character of the Conservation Area and the High Street. These would be of a traditional design using both flint and brick.

4.7. Other properties are proposed predominantly of brick with slate and tile roofs to reflect the local vernacular. Some properties are proposed as painted brick reflecting the local character as described within the DAS. Garages feature dark satin timber boarding at upper levels.

4.8. Hipped, pitched and gabled roof forms with chimneys are prevalent. Some properties are bounded by brick boundary wall with flint features and entrance gate. Plot 13 has been designed to address the corner and entrance to the site with a feature gable on the northern elevation.

4.9. A large parcel of open space is retained at the northern extent of the site (reflecting the Outline layout) with the introduction of a smaller parcel of open space at the southern extent.

4.10. Residential dwellings are proposed to back onto the western boundary with the north / south spinal road located to the east of these properties. A new area of open space is included in the south western corner of the site.

4.11. A pedestrian route is proposed from the north west of the site with running from the north west to the south west allowing pedestrian and cycle access to the newly developed layout in the south. The two east / west spurs are proposed as shared space with a proposed change in highways surface materials to indicate this.

4.12. On the eastern boundary, further buffer planting is proposed to supplement the existing vegetation. Two pedestrian / cycle access points are proposed on this boundary to allow for access to the existing bridleway on which runs north / south outside of the site boundaries.

- 4.13. In accordance with the approved Outline application, approved works along the High Street to allow for vehicular access at the north western corner of the site shall be implemented. The proposal will provide for pedestrian and cycle access only through to the site to the south in the south western corner.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the adopted Arun District Local Plan (2003) and Angmering Neighbourhood Plan (2015). The National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations. The emerging Arun Local Plan is also a material planning consideration which currently carries limited weight. The Angmering Visioning Brief (2013) has also been considered. This document does not carry the weight of an adopted SPD.
- 5.1.3. This section considers how the Reserved Matters application complies with relevant National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The Framework was adopted in 2012; at its heart is a presumption in favour of sustainable development. The idea of sustainable development is seen to be a 'golden thread' that runs through both plan-making and decision-taking. For decisions this means approving development proposals which accord with the development plan without delay, and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, or policies within the NPPF which indicate development should be restricted.
- 5.2.2. The presumption in favour of sustainable development is an important consideration in the determination of this application. In this respect, paragraph 14 of the NPPF states that this presumption is at the heart of the Framework, stating that:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *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; or*
 - *Specific policies in this Framework indicate development should be restricted.*

*For **decision-taking** this means:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *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; or*
 - *Specific policies in this Framework indicate development should be restricted.”*

5.2.3. The Core Planning Principles, as set out in paragraph 17 are also relevant. Of particular importance are the following:

- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

5.2.4. The promotion of sustainable transport performs ‘an important role to play in facilitating sustainable development’ (Paragraph 29, NPPF). It is therefore considered that the proposed redevelopment of the site is ‘located where the need to travel will be minimised and the use of sustainable transport modes can be maximised’ (Paragraph 34, NPPF).

5.2.5. In relation to design, paragraph 58 for the Framework states:

Planning policies and decisions should aim to ensure that developments:

- *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;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.*

5.2.6. Paragraph 63 of the Framework reinforces this commitment to high quality design, stating; ‘in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area’.

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5.2.7. Full consideration has been given to Section 10 of the National Planning Policy Framework that seeks to meet the challenge of climate change, flooding and coastal change. In this regard the application is accompanied by a Flood Risk Assessment and is considered acceptable in this respect.

5.2.8. Paragraph 131 of the Framework states that in determining planning applications local authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

5.3. National Planning Practice Guidance (NPPG)

5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and supplements those overarching objectives of the National Planning Policy Framework.

5.4. Strategic Planning Policy – Arun District Local Plan 2003

5.4.1. The Arun District Local Plan is the Development Plan for the district. The plan is now time expired since it covered the period to 2011. In accordance with the requirement of the Planning and Compulsory Purchase Act of 2004, the Secretary of State directed that from the 27th September 2007, a schedule of 'saved' policies in the Local Plan would be used to guide development until it is replaced with the new Local Plan.

5.4.2. The key saved policies listed within the Arun District Local Plan which are deemed to be relevant to the proposed development are as follows:

Policy GEN2 – 'Built-up Area Boundary'

Policy GEN3 – 'Protection of the Countryside'

Policy GEN5 – 'Provision of New Residential Development'

Policy GEN7 – 'The Form of New Development'

Policy GEN8 – 'Development and the Production of New Infrastructure'

Policy GEN9 – 'Foul and Surface Water Drainage'

Policy GEN12 – 'Parking in New Development'

5.4.3. As Arun District Council cannot demonstrate a five year housing land supply and only plan for housing provision up until 2011 policies which relate to the supply or distribution of housing are considered to be out of date.

5.5. Angmering Neighbourhood Plan 2014 - 2019

5.5.1. The Plan was formally 'made' by Arun District Council on 11th March 2015 and is now seen as a material consideration for planning applications.

5.5.2. The Neighbourhood Plan lists several key policies which are seen to be directly relevant to the proposed development, these are as follows:

HD1 – Built up Area Boundary

HD2 – Parish Allocation

HD3 – Housing Mix

HD4 – Materials

HD5 – Built Form

HD6 – Housing Layouts and Design

HD7 – Housing Density

HD8 – Parking for New Development

- 5.5.3. Policy HD1 defines the built up area boundary and states how '*significant further development will encroach into the countryside*'. The policy encourages development within the built up area of Angmering.
- 5.5.4. Policy HD2 relates to the allocation of housing, however the allocation of houses within the area is seen to be taken directly from policies of the Emerging Arun District Local Plan 2011 – 2031, which, within their March 2017 Housing Implementation Strategy, identifies that there is not a 5 year supply of housing within the district – making it out-of-date.
- 5.5.5. HD4 Materials seeks to encourage the use of locally used as proposed at the Manor Nursery site.
- 5.5.6. Policy HD5 seeks plot widths to follow the character of the existing built form and that new buildings should be less than 2.5 storeys and should be well integrated with the character of the area. It is our view that the proposals are fully compliant with this policy.
- 5.5.7. Policy HD7 requires development to meet appropriate housing densities as appropriate to the surrounding area. The proposal at Manor Nursery is considered to provide for a suitable density in this respect.

5.6. Angmering Visioning Brief

- 5.6.1. The Angmering Visioning Brief (2013) document was produced on behalf of Arun District Council to:

...inform the Local Plan and sets out a vision and development principles for how this level of growth might be comprehensively planned and achieved at Angmering. The Brief is a strategic document which is intended to broadly illustrate how and where the growth might be delivered, but acknowledges that further technical studies on viability will be necessary to support the more detailed masterplanning required for individual sites.

- 5.6.2. The visioning document identified development principles and a conceptual masterplan for a number of sites on the east side of Angmering including for the Manor Nursery site and the site to the south.
- 5.6.3. The document set out a conceptual masterplan for the sites which featured a central spine of green space from the south to the north and connectivity of the sites on this basis.
- 5.6.4. The visioning document is not an adopted SPD and therefore carries limited weight. The scheme is considered against the visioning document within the following chapter.

5.7. Emerging Arun Local Plan 2011 - 2031

- 5.7.1. The Council is in the process of preparing a new Local Plan. Having regard to the provisions of Paragraph 216 of the Framework, it is considered that given the early stage of preparation of the Local Plan that the policies contained therein should be given very limited weight. This is acknowledged in recent appeal decisions within the District (such as APP/C3810/V/17/3166900 Land West of New Barn Lane, Bersted (07.11.2018) which stated '*only limited weight can be accorded to it at this early stage of its progress towards adoption*').

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- 5.7.2. However, it is considered that this Reserved Matters application at Manor Nursery does not conflict with the relevant policies of the emerging Local Plan and the proposal would fall within the built-up area boundary of the emerging Local Plan.

6. Planning Appraisal

6.1. Introduction

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

- **Principle of Development;**
- **Design, Form and Appearance;**
- **Layout (Reserved Matters)**
- **Landscape (Reserved Matters)**
- **Scale (Reserved Matters)**
- **Appearance (Reserved Matters)**
- **Housing Mix**
- **Affordable Housing**
- **Residential Amenity**
- **Access**
- **Arboriculture;**
- **Ecology;**

6.1.2. The following sections consider these matters in greater detail.

6.2. Principle of Development

6.2.1. The principle of development for 32 new residential dwellings has been established in the Outline Planning permission reference: A/51/14/OUT. Notwithstanding this point, the site would be within the built-up area boundary of the emerging Local Plan, is proposed on a site formerly used as a garden centre and is sustainably located with no known policy constraints.

6.2.2. Furthermore, the Council cannot demonstrate a five year housing land supply and a development of 32 new dwellings should therefore be considered as an important and significant contribution towards addressing the Council's Housing shortfall.

6.3. Layout

6.3.1. The proposed site access is to the north-west corner of the site, utilising the existing site access point. This entrance provides a good level of visibility to the north onto High Street. This is considered further below.

6.3.2. A large area of open space (723m²) is proposed at the north of the site and the relationship of the new buildings has been designed to create a high quality landscape led view at the site entrance. Due consideration has also been taken with the south westerly area of open space and the approach experienced by pedestrians and cyclists from the south.

6.3.3. The layout seeks to retain the spirit of the Outline application through the provision of a north – south access road to the western side of the site with two shared space spurs branching to the east. Development is proposed to the north and south of these spurs as well as on the western boundary.

6.3.4. This layout is considered to be an improvement on the Outline indicative layout since it has a beneficial effect on noise impact with a reduced number of properties in close proximity to the A280. This is discussed further below.

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- 6.3.5. In terms of the Outline layout, this followed the approach taken within the Angmering Visioning Brief (refer the left hand side image Figure 5) which envisaged a small strip of 'green infrastructure' on the western side of the site. This was also interpreted by the applicants of the sites to the south as green space again as illustrated in Figure 5 (indicative Masterplan to the right).
- 6.3.6. The Reserved Matters layout seeks to retain green infrastructure on the western side of the site through provision of rear back gardens of proposed properties which shall be planted with trees to ensure the green infrastructure link through sites. The reality of what has been delivered through development of sites to the south is much different as discussed below.

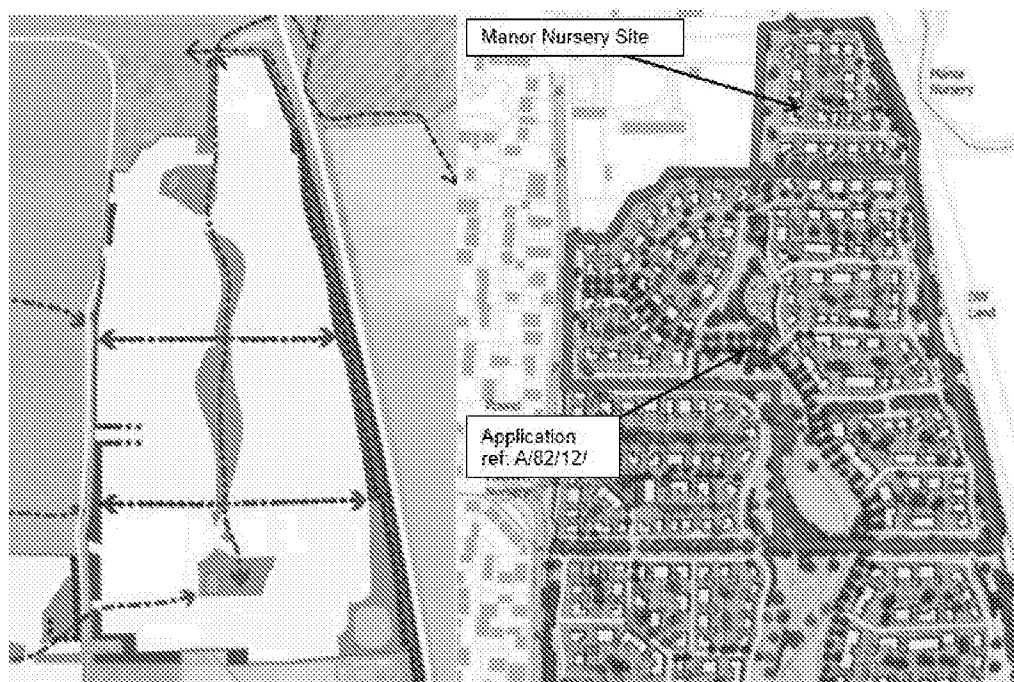


Figure 5: Angmering Visioning Brief (showing Green infrastructure) and Masterplan

6.4. Landscaping

- 6.4.1. A landscape hard and soft arrangement masterplan accompanies this planning application. It sets out the planting and surface materials for the proposed development taking into account the recommendations of the Ecology reports (discussed below) and the architectural plans.
- 6.4.2. Green infrastructure by virtue of tree planting on the north - south road link is proposed to correspond with the existing planting scheme of the site to the south (ref A/82/12/). More substantial tree planting is proposed at both the northern and southern areas of open space.
- 6.4.3. It is assumed that the original intention of the central area of open space running through the sites shown in Figure 6 was derived as much for its perceived visual benefit as it was for a green infrastructure benefit. However, the implementation of the development to the south has effectively terminated this green spine as set out further below.
- 6.4.4. From a visual point of view, plot number 11 of the site to the south (ref: A/82/12/) shown in Figure 6 partially blocks the view up the western boundary of the site when viewed from areas of open space to the south. The positioning of this unit was not envisaged under either the Barton Wilmore Masterplan or the Angmering Visioning Brief as illustrated in Figure 5.

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- 6.4.5. The adopted landscape plans for site reference A/82/12/ shows the plot of land to the east of the site as open space although the reality of the implemented scheme is that this area appears to have been delivered as part of the garden space of plot 11 as shown in Figure 7.
- 6.4.6. Subsequently, the landscaped area of publically accessible open space for the site to the south terminates with the area shown as 'Open Space / Central Spine' in Figure 6 to the south side of Nanson Lane.
- 6.4.7. Clearly the extension of planted garden spaces on the western boundary of the Manor Nursery site would provide for a visual continuation of green infrastructure when viewed along the north / south axis.

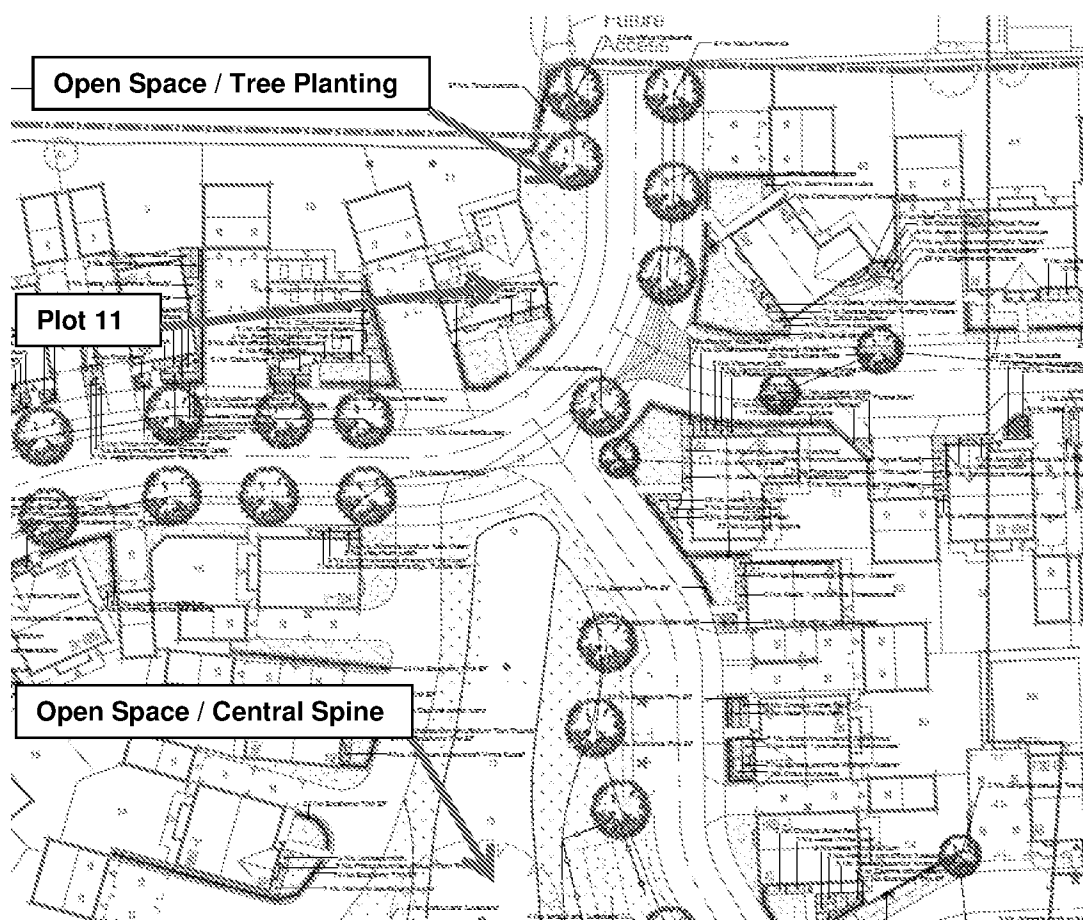


Figure 6: Approved Landscape Planting for Site Reference A/82/12



Figure 7: Plot 11 A/82/12/

- 6.4.8. Further tree and low level shrub / hedge planting is proposed at the boundaries of properties to provide for a verdant character.

6.5. Open Space Provision

- 6.5.1. The committee report for the Outline Application states that the indicative scheme would provide for 0.2ha of open space. However, a review of this site plan suggests that the northern area of open space measures circa 1000m². The area of open space shown on the western side of the Outline scheme is, in our view, unusable open space. However, this measures circa 400m² and provides for a total open space provision of 1400m² (albeit only 1000m² of this is useable in our view).
- 6.5.2. The Reserved Matters proposal seeks to deliver circa 1100m² of useable open space (plus another 91sqm at the eastern side of the entrance of the site) and is therefore comparable to the approved Outline scheme.

6.6. Scale

- 6.6.1. The proposal is considered to be of high design and architectural quality reflecting the character of the surrounding area with predominantly detached and semi-detached properties of two and two and a half storeys.
- 6.6.2. The proposed scale is considered entirely appropriate and in-keeping with the surrounding development. In this regard, the proposal is of a lesser height than the properties developed to the south of the site.

6.7. Appearance

- 6.7.1. In summary, it is our view that the proposal takes on board fully the type of local vernacular as set out in the Angmering Neighbourhood Plan.
- 6.7.2. To the north of the site, the terraced housing has been positioned and so designed to reflect the form of the more traditional existing development on the High Street and feature flint and brick quoining on the front elevation. This is considered in further detail within the DAS.

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6.7.3. Properties feature predominantly brick with slate or tile roofs to reflect the local vernacular. Some properties are proposed as painted brick reflecting the local built form within the historic part of the village.

6.7.4. Properties feature hipped, pitched and gabled roof forms with chimneys and bay windows. Some properties are bounded by brick boundary wall with flint features and entrance gate. Plot 13 has been designed to address the corner and entrance to the site with a feature gable on the northern elevation.

6.8. Housing Mix

6.8.1. In terms of the mix of development, the proposal provides for a range of sizes with two, three, four and five bedroom properties and is considered to reflect the size and mix of dwellings on recently constructed sites to the south and indeed the wider Angmering locality.

6	x	Two Bedroom Dwellings (18.75%)
10	x	Three Bedroom Dwellings (31.25%)
12	x	Four Bedroom Dwellings (37.5%)
4	x	Five Bedroom Dwellings (12.5%)

6.8.2. This proposed mix is not significantly divergent from the Outline application indicative mix. It is considered to be more appropriate given the character of the area and mix of surrounding development.

6.9. Affordable Housing

6.9.1. The proposal seeks to provide for a considerable proportion of affordable housing on the site (30%) comprising six no. two bedroom and four no. three bedroom dwellings. This is considered to be a significant benefit of the scheme when compared to other permitted sites such as the site to the south (Ref: A/82/12) which provided an onsite provision of 20% affordable housing.

6.9.2. As set out within the S106 of the Outline permission, the proposal would provide for 80% (8) Affordable Rent and 20% (2) Shared Ownership.

6.10. Residential Amenity

6.10.1. The proposal has been considered in residential amenity terms and is considered to be acceptable, both for existing residents and for future occupiers of the site.

6.10.2. In terms of surrounding development, the only effected properties would be those located to the south of the site which front onto Harrison Crescent. The shortest back to back distances of these properties at second storey level is 24.5m which is considered acceptable in amenity terms.

6.10.3. In terms of the back to back distances of plots 7 – 21, the proposed 21m is again considered to be an acceptable distance in private amenity terms. In terms of distances between front facades, the proposal is considered appropriate with the shortest distance measuring circa 11m.

6.10.4. All gardens have been designed to provide for ample private amenity space.

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- 6.10.5. In terms of noise impact from the A280, the Outline scheme included a noise report which identified noise impact on future residents. The layout of the scheme has been amended on the eastern boundary so that only the flank wall facades of four properties front this noise source. The outline scheme showed nine properties backing onto the A280 and the flank wall of one property fronting onto the A280 as illustrated in Figure 8.

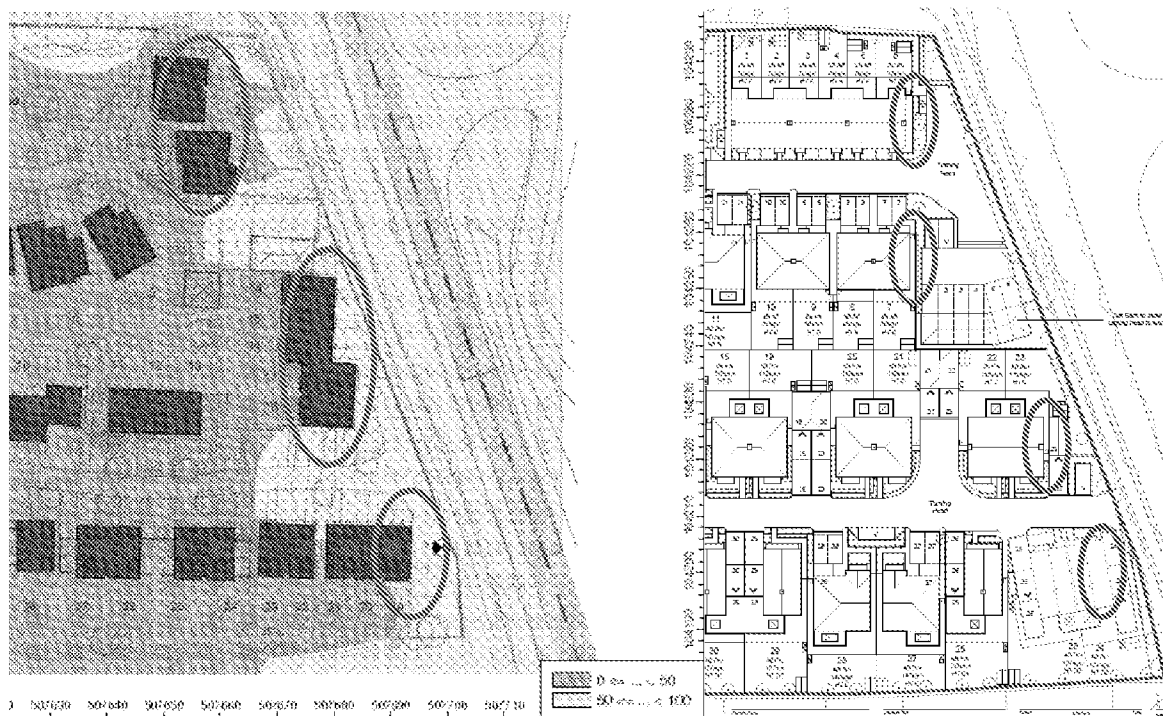


Figure 8: Noise Contours of Outline and Reserved Matters Layout

- 6.10.6. As set out in the noise report submitted as part of the Outline application, the proposal will be required to meet the internal noise standards as set out below.

Location	07:00 to 23:00	23:00 to 07:00
Living Room	40 dB $L_{Aeq,16\text{ hour}}$	-
Dining Room/area	45 dB $L_{Aeq,16\text{ hour}}$	-
Bedroom	40 dB $L_{Aeq,16\text{ hour}}$	35 dB $L_{Aeq,8\text{ hour}}$

Figure 9: World Health Organisation Noise Standards

- 6.10.7. The Outline application noise report found that internal and external noise levels were acceptable, subject to appropriate mitigation. It found that noise levels would not adversely affect the residential amenity of the properties. Mitigation measures for units closest to the road would require noise mitigation measures in the form of acoustic attenuated trickle vent with the windows kept closed. It is our view that an appropriately worded condition could be included to ensure amenity of future residents is protected.

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6.11. Access

- 6.11.1. The illustrative layout of the Outline permission established the access point for the site via Angmering High Street to the north. Whilst the illustrative layout plan showed access linking with the site to the south (approved under application ref: **A/82/12/**), full vehicular access was not envisioned under the Outline approval.
- 6.11.2. Condition 29 of the approved Outline permission requires submission of details of the pedestrian / cycle access links between the two sites and required details of *measures to restrict vehicular access between the site and the development proposed in application A/82/12 to emergency vehicles only*.
- 6.11.3. The approved access from the High Street in our view provides for a suitable point of entry for all vehicles including larger / emergency vehicles. Indeed, the southern access being retained for emergency vehicle usage was included in the Outline scheme only on the request of Ward Members as set out within the Committee Report Update:

Should committee wish to approve the application, it is requested that the committee limit access to and from High Street only to and from this development and limit access to emergency vehicles only to the neighbouring development.

- 6.11.4. This Reserved Matters application seeks to extinguish the southern access entirely allowing only for pedestrians / cycle movements through to sites in the south. In so doing, a more useable area of Open Space (370 sqm) in the south west corner of the site has been allowed for to replace the narrow strip of landscaping on the western side of the site. This also has the benefit of eliminating the potential for 'rat running' through the site including by motor bikes.
- 6.11.5. Parking provision (vehicular and for cyclists) has been calculated and is in line with WSCC requirements. All roads can accommodate emergency and waste vehicles as set out within the accompanying transport note.

6.12. Arboriculture

- 6.12.1. The vegetation present within the site consists largely of overgrown ornamental shrubs, dense scrub, ornamental coniferous treelines, and small self-seeded native trees. Several larger ornamental trees are present at the site entrance.
- 6.12.2. A number of trees and shrubs are proposed for removal to enable the proposed redevelopment and this is detailed within the Arboricultural Impact Assessment. All of the trees proposed for removal are C category and are ornamental, coniferous or self-seeded scrub. The loss of such trees is considered acceptable due to their low value and by virtue of the strong boundary vegetation existing outside / on the site boundaries to be retained and the proposed planting designed to mitigate any loss.

6.13. Ecology

- 6.13.1. A Preliminary Ecological Appraisal and Reptile Presence / Absence Survey Report accompany this planning application.
- 6.13.2. The PEA noted the following:

The mature trees, introduced shrubs and dense scrub present to the site boundaries provide good nesting opportunities for common bird species. All birds, their nests, eggs and chicks are protected under The Wildlife and Countryside Act 1981 (as amended). Clearance of vegetation should be undertaken outside the nesting season (nesting season: March - August) or following inspection by an ecologist to ensure no active nests are present.

The areas of tall ruderal and dense scrub vegetation, and sections of the allotment offer 'good' habitat potential for widespread species of reptile. A reptile presence / absence survey has been undertaken during September-October 2017.

6.13.3. The PEA also highlighted a number of ecological enhancement measures that have been incorporated into the design where possible.

6.13.4. The Reptile Presence / Absence Survey Report noted the following:

No reptiles were recorded during the survey undertaken during 2017

The survey strongly suggests that the site area potentially affected by development is not of value to the Favourable Conservation Status of reptiles within the vicinity. Moreover, the results suggest that reptiles should not be an ecological constraint to these development proposals. There is a 'negligible' risk of killing and / or injuring reptiles during the construction process.

6.13.5. In summary, the proposals are considered to be acceptable in ecology terms.

7. Conclusions

5.1. This Planning Statement has been produced on behalf of Roffey Homes Ltd in support of the Reserved Matters application for the development for 32 new dwellings at Manor Nursery, High Street, Angmering, BN16 4AW.

5.2. The application is for:

*Approval of Layout, Scale, Appearance and Landscaping Reserved Matters following outline approval **ref: A/51/14/OUT** at Manor Nursery Garden Centre High Street Angmering BN16 4AW*

5.3. Details of access were approved under Outline permission A/51/14/OUT (Application with Some Matters Reserved for demolition of the existing Manor Nursery Garden Centre and hard standing and redevelopment for 32 dwellings with associated access, public open space and landscaping. Departure from the Development Plan).

5.4. The site is located in a sustainable location on a site formerly established as a garden centre. The site would be located within the built-up area of the emerging local plan. Notwithstanding these points, the principle of development has been established by virtue of the Outline permission.

5.5. The proposal is considered to be of high architectural design quality reflecting the surrounding character of the area. The proposed scale and mass of development (two – two and a half storey and predominantly detached and semidetached) and proposed traditional vernacular is considered entirely appropriate in the local context. The residential amenity implications of the proposal have been considered and the development would be entirely acceptable.

5.6. The scheme provides for a 30% affordable housing which is considered to be a significant benefit of the scheme and goes beyond the provision of recently developed sites within the vicinity.

5.7. The proposed layout provides for an appropriate level of open space and seeks to continue the principles established through the development of sites to the south with green infrastructure running through the site. Two areas of useable public open spaces are proposed at the north western and south western corners of the site. Pedestrian and cycle access through the site will be possible linking with newly established development to the south and public bridleways to the east.

5.8. Vehicular access would remain from the north eastern corner as established within the Outline permission. It is proposed that there would be no vehicular access through the site.

5.9. The site is well screened by existing boundary vegetation and whilst a number of poor quality conifer and ornamental trees and shrubs require removal, the proposal is considered to enhance and improve tree provision on site.

5.10. In summary the proposal is considered to be of a high quality design, provide for a significant proportion of affordable housing and deliver much needed housing development within the area. The Council cannot demonstrate a five year housing land supply and a development of 32 new dwellings should therefore be considered as an important and significant contribution towards addressing the Council's Housing shortfall. We strongly contend therefore that planning permission should be granted.