

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: A/38/18/RES

LOCATION: Manor Nursery
High Street
Angmering
BN16 4AW

PROPOSAL: Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of Reserved Matters for the erection of 32 dwellings and associated works at the former Manor Nursery site in Angmering. The reserved matters that are being applied for comprise appearance, scale, layout and landscaping. The 32 dwellings would comprise of the following mix: - 6 x 2 bedroom dwellings (all of which would be affordable); - 11 x 3 bedroom dwellings (4 of which would be affordable); - 11 x 4 bedroom dwellings; and - 4 x 5 bedroom dwellings. The proposed reserved matters scheme seeks to deliver one row of terraced houses (Plots 1 to 6) at the northern end of the site; with the remainder of the houses comprising detached and semi-detached properties. The vehicular access to the site was approved as part of the outline planning permission, (A/51/14/OUT) on 20th March 2015; and is located in the north west corner of the site, directly onto High Street. The internal access road is designed to be a minimum of 4.8 metres wide, finished with a mixture of tarmac, granite sets, edging details and block paving parking areas. The applicant proposes the provision of 93 car parking spaces consisting of 86 spaces allocated for residents, 2 unallocated spaces for residents and 6 visitor parking spaces; together with 36 cycle parking spaces. Two areas of public open space are proposed within the application site; one measuring 704 square metres located in
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the northern part of the site, adjacent to the vehicular entrance; and the second area of public open space measuring 418 square metres in the south west corner of the site adjacent to the new housing estate known as Swanbourne Park (developed by Barratt / David Wilson Homes). This area is located between two dwellings and incorporates the pedestrian access to adjoining sites. It is an area of amenity green space within the scheme rather than public open space for recreation.

SITE AREA	1.14 ha
RESIDENTIAL DEVELOPMENT DENSITY	28 dwellings per hectare (gross density)
TOPOGRAPHY	Predominantly flat though at a slightly higher level than the adjacent High Street to the north. The site falls approximately 1.5 metres from west to east.
TREES	Trees and vegetation along the northern and eastern boundary of the site will be retained along with a significant tree in the north-west corner, which is subject to a Tree Preservation Order. With some vegetation removed from within the site and in the south-east corner.
BOUNDARY TREATMENT	The site is bounded on three sides by an overgrown mix of trees and shrubs and to the south by a close boarded fence and a hedge along the boundary with the new housing estate known as Swanbourne Park. There is a closed boarded fence running along the length of the western boundary.
SITE CHARACTERISTICS	The site was formerly occupied by a large glass house and nursery building which traded as a garden centre, with a large unmade surface car park on the western portion of the site, and an area for outdoor sales on the north-eastern corner of the site. The nursery building and associated structures have been demolished, but the hard standing remains. Access to the site is via a priority junction from the High Street in the north-west corner of the site, which is being retained.
CHARACTER OF LOCALITY	The site is located at the eastern end of the High Street, west of the A280. The centre of Angmering village lies approximately 750 metres to the west. The road frontage along High Street has a rural character due to the mature trees along both sides, unmaintained verges, and no pavements. There are a number of individual dwellings along High Street; including a large detached house at "Tall Trees", immediately west of the application site. The Angmering Conservation Area boundary is located approximately 45 metres west of the site entrance. The South Downs National Park lies on the opposite side of the A280, to the east of the application site. A number of public footpaths / bridleways lead from the site along Cow Lane, immediately east of the site.

RELEVANT SITE HISTORY

A/51/14/OUT	Outline 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.	App Cond with S106 20-03-15
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A/51/14/OUT granted planning permission for 32 dwellings. Indicative layouts submitted with this application included amenity green space buffer on the western boundary of the site, in order to keep new development away from this boundary with the adjoining property, and a large area of public open space to the High Street frontage. It also included dwellings that fronted onto areas of open space as well as dwellings facing eastwards to front onto the bridleway in the same way as other schemes within this development area.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council

Object.

- The concept of housing being built on this site was introduced as part of the ADC commissioned Masterplan for the land east of Roundstone Lane. One of the main aims was to link the separately developed.
- The pavements being proposed are at times just 1.0 metre wide, which is not enough room for people with pushchairs and mobility scooters to pass safely. The recommended minimum width is either 1.5 or 2.0 metres.
- Dog walkers, ramblers and cyclists access the South Downs along High Street so any extra vehicle movements will impede this access and may increase accident potential. There is not enough room along High Street to accommodate a footpath, as there are parked cars and passing traffic. Access to the site by emergency vehicles could be blocked. No allowance has been made for the car parking that currently occurs on the south side of the road particularly in the summer when the Spotted Cow Public House is busy. There is a question of whether this site will be sufficiently landscaped to not affect the SDNP visually.
- Although Angmering Parish Council believes that this is a good development comparatively, the question of access and landscape matters should result in refusal.

16 letters of representation have been received from local residents and 'Save Angmering Village' objecting to the proposed development on the following grounds:

- The Roundstone Lane Strategic Allocation was based on a Masterplan that was agreed by all landowners and developers and on the strength of which planning permission was obtained. Each individual site was linked to each other via roads and footpaths.
- The original entrance to the Manor Nursery site in High Street must not be used as the entrance / exit to the proposed residential development as High Street is too narrow; it is a leisure area with a popular pub (The Spotted Cow) with customers parked on the lane; there are many walkers with dogs, cyclists and

horse riders heading to the bridge over the A280 to Highdown Hill in the South Downs National Park and there is no footpath nor any room for one.

- Allowing access to the application site from High Street would have a negative impact on the Angmering Conservation Area and Listed Buildings.
- The northern access onto High Street should be for pedestrian use but be of such a width and surface treatment that it could be used by vehicular traffic in a genuine emergency. The width of the proposed segregated footways, between 1.0 metre and 1.7 metres, would fail to meet recommended national guidelines.
- If the residents of High Street lose their parking spaces along the lane, a parking lay-by should be provided in the bank along the southern side of High Street, in front of the house named 'Tall Trees', with permit parking allocated.
- The proposed on-site car parking provision within the application site is totally inadequate.
- The only safe access to the application site would be through Swanbourne Park.
- Highways access for emergency vehicles should remain through the south west corner of the application site into the Swanbourne Park development to the south.
- Traffic through the village and surrounding area is already at breaking point.
- There has not been any improvements to the infrastructure of the village, including schools and doctors, despite the large number of houses already built.
- The local community does not require more 4 and 5 bedroom houses.
- The application site would be better developed as a business, creating jobs instead of traffic congestion.
- There is a statutory obligation to protect the setting of the South Downs National Park. To prevent a negative impact on the South Downs National Park and its status as a Dark Skies Reserve, mature trees of at least 6 metres in height should be planted along the eastern boundary of the application site; roofing materials should be grey, brown or green and not red; and lighting should be shielded to limit the amount of light pollution emitted from the proposed development.
- The proposed development would have a materially adverse effect on the visual amenities of the locality and the residential amenities of the properties along High Street, as well as having an adverse impact upon the established character of the surrounding area.
- A Drainage and Maintenance Statement discusses the geology of the site based upon published information but contains no site-derived information. No tests appear to have been undertaken on the site to obtain permeability or groundwater level information or contaminated land information.
- The drainage diagram submitted in Southern Water's consultation response shows the drainage pipe that runs along High Street. It is unclear from the submitted plans whether the applicant intends to discharge any surface water into this pipe and clarification is required on this point.
- Since the granting of outline planning permission (A/51/14/OUT), WSCC as the Lead Local Flood Authority (LLFA) has become the statutory consultee on surface water matters for development proposals of this type. There is no consultation response for the reserved matters application on the ADC website from the LLFA.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the Conclusions section of this report.

CONSULTATIONS

WSCC Strategic Planning
South Downs National Park
Conservation Officer
Mr Clavell-Bate
Southern Water Planning

Environment Agency
Sussex Police-Community Safety
Parks and Landscapes
Arboriculturist
Environmental Health
Engineering Services Manager
Engineers (Drainage)
Economic Regeneration
Planning and Housing Strategy
South Downs National Park
Surface Water Drainage Team
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

LOCAL HIGHWAY AUTHORITY:

The Local Highway Authority has withdrawn its initial objection following the submission of additional information regarding car parking and cycle parking to justify the level of provision and how the level had been calculated. The amended plans include a 2.5 metre wide shared use footway / cycleway facility linking to the south of the site where it would tie in with an existing pedestrian footway on Nanson Lane on Swanbourne Park, with measures to enable cyclists to re-join the carriageway. The Local Highway Authority is requesting drop kerbs on Nanson Lane, which would be agreed at detailed design stage. The submitted vehicle tracking plans for a fire tender and refuse vehicle are acceptable. The proposed use of grid system (grasscrete) to provide the additional width for an emergency vehicle to access the site from Swanbourne Park is unlikely to be adopted by WSCC.

SOUTH DOWNS NATIONAL PARK AUTHORITY:

The site may be visible from Highdown Hill to the east, within the National Park, but it may not be significantly visually intrusive given the backdrop of the village, the vegetation along the eastern site boundary and A280 in foreground views, as well as the design of the development. The new planting should all be native and locally characteristic in order to offer meaningful benefits to wildlife and positively contribute to landscape character. The South Downs National Park has been designated as an International Dark Night Skies reserve. The lighting strategy will need to be highly sensitive; and the National Park Authority recommends using the Bat Conservation Trust Guidelines for new lighting.

ENVIRONMENT AGENCY:

No objection. The Environment Agency is satisfied with the details in the Drainage Strategy for the proposed development.

ADC ENVIRONMENTAL HEALTH:

No objection subject to the imposition of conditions relating to noise, external lighting and the provision of electric vehicle charge points.

SOUTHERN WATER:

No objection. An approval for the connection to the public foul sewer should be submitted under Section 106 of the Water Industry Act.

WSCC FLOOD RISK:

The Lead Local Flood Authority has no comments to make on this reserved matters application.

ADC DRAINAGE:

No objection. A revised surface water drainage scheme has been provided, which is a move away from the previously proposed permeable paving. Winter groundwater monitoring and infiltration testing would need to be completed to accompany any DOC application to determine the efficacy of these proposals.

ADC HOUSING:

No objection. All affordable housing matters have been secured through a Section 106 Agreement which accompanied the outline planning permission (A/51/14/OUT).

ADC CONSERVATION:

No objection.

The application site is located outside, but close to the Angmering Conservation Area. However, there is still potential for it to have an impact upon its setting. Development would therefore be required to ensure that the established character of the area is preserved. The development proposes to locate the public open space closest to the High Street and would potentially be visible from the Conservation Area. It is considered that the introduction of an area of native planting would have the impact of partially screening the development from High Street. In addition, locating the houses away from the entrance would also reduce the impact of the development. Therefore, on balance, it is considered that the development may have a neutral impact on the setting of Angmering Conservation Area.

ADC ARCHAEOLOGY:

No objection. If the archaeological desk based assessment submitted with the application had been written after the recent evaluations of adjacent sites, both of which proved to contain important deposits of archaeological interest, it would no doubt have concluded that the application site has a higher than 'moderate' potential to contain similar deposits. However, this does not affect the conclusion that the site should be evaluated by investigative trenching ahead of development, and that this process should be conditioned.

ADC GREENSPACE

Initially objected.

The details submitted under the current reserved matters application (A/38/18/RES) differ somewhat from those under the outline planning permission (A/51/14/OUT). The illustrative site layout which accompanied the outline planning application indicated a large band of open space to the west of the site which appears to have been depleted within this reserved matters application. It is noted from the outline planning permission that there was a requirement for 0.13ha of POS to be provided. The Section 106 Agreement made reference to a requirement for fitness trail equipment to be provided to the value of £16,242. Confirmation was requested by ADC Greenspace as to whether this was for on-site or off-site provision of the fitness trail equipment.

ADC Greenspace has withdrawn its objection following the submission of amended landscaping plans and has advised that the scheme proposed is comprehensive, detailed and suitable having a varied and appropriate planting mix proposed with a good palate of both evergreen and deciduous trees and shrubs. The proposed trees are sufficient in height to provide instant impact whilst still being an appropriate size to aid establishment. The revised landscaping plans also detail existing trees and measures proposed for their retention and protection to secure their ongoing longevity, which are acceptable. ADC Greenspace has confirmed approval of the proposed on-site open space provision as set out in this reserved matters application. ADC Greenspace accepts the financial contribution of £16,242 is in lieu of on-site play and will be towards the provision of fitness trail equipment on the Palmer Road Recreation Ground; the detail of which and exact location on the Recreation Road would need to be subject to further discussion.

ADC ARBORICULTURE:

The ADC Arboricultural Officer has withdrawn the initial objection following the submission of a revised Tree Retention and Protection Plan and the making of Tree Preservation Order (TPO) for the Lime tree (T07) on the northern boundary of the site fronting onto High Street.

ADC ECOLOGY:

No objection. The lighting scheme will need to take into consideration the presence of bats in the local area and minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. ADC Ecological Advisor is satisfied with the conclusions of the Reptile Survey Report (October 2017) that reptiles are not present on the site and no further survey work is required for this species. The ADC Ecological Advisor is also supportive of the ecological enhancements set out in the Preliminary Ecological Appraisal Survey Report (October 2017).

ADC ECONOMIC REGENERATION:

No comments to make on this reserved matters application.

SUSSEX POLICE:

No objection. Sussex Police requested that the development be designed to Secure by Design standards and recommended that public open spaces and garages be overlooked and be provided with effective surveillance. It was requested that controlled access gates be considered at each end of the terraced houses on Plots 1 to 6; and that the wide path at the south west corner of the site have controlled access with bollards to deter vehicle access other than by emergency vehicles. The footpaths through the public open space at the south west corner of the site should be illuminated. The applicant has submitted amended plans to ensure that the houses provide greater overlooking and surveillance over the two public open spaces and the garages.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. and addressed in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Within the Built-up Area Boundary (the BUAB); and
Setting of Angmering Conservation Area

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees
HDM1	H DM1 Housing mix
HERDM3	HER DM3 Conservation Areas
HERDM6	HER DM6 Sites of Archaeological Interest
HSP1	HSP1 Housing allocation the housing requirement
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
SDSP1	SD SP1 Sustainable Development
TSP1	T SP1 Transport and Development
AHSP2	AH SP2 Affordable Housing

ENVDM5	ENV DM5 Development and biodiversity
LANDM1	LAN DM1 Protection of landscape character
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
ECCSP2	ECC SP2 Energy and climate change mitigation
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

[Angmering Neighbourhood Plan 2014 POLICY HD3](#) Housing Mix

Angmering Neighbourhood Plan 2014 POLICY EH3 Flood Prevention

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 HD9 Phasing of Residential Development

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD2	Conservation Areas
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POLICY COMMENTARY

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

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 and policies within them will be considered in determining planning applications.

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.

Angmering Neighbourhood Plan (ANP) was made on 11th March 2015. Relevant ANP policies have been taken account of and are addressed in the 'Conclusions' section of this report.

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 located within the built-up area boundary and it is considered to comply with relevant Development Plan policies.

When initially submitted there were negative impacts regarding the layout and appearance of the proposed residential when assessed against the approved masterplan; and the amount of landscaping initially proposed was not sufficient. However, these issues have been addressed in accordance with the policies in the Local Plan, having regard to the tests set out in the NPPF in relation to these issues.

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 principle of the development of this site was established with the grant of outline planning permission (A/51/14/OUT) for 32 houses in 2015. The key issues to be considered are ones of detail and relate to the layout, design, appearance and landscaping on the site.

HOUSING MIX

Policy HD3 of the Angmering NP requires the housing market mix to meet the need identified in the Strategic Housing Market Assessment (the SHMA), which is:

- 1 bedroom (5-10%);
- 2 bedroom (40-45%);
- 3 bedroom (35-40%) and
- 4 bedroom (10-15%).

Policy HD3 of Angmering NP requires proposals for more than 6 dwellings to demonstrate how the applicant has sought to meet local needs and to provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged. The incorporation of 2 and 3 bedroom smaller dwellings would meet these requirements.

The applicant is proposing the following mix at this reserved matters stage (A/38/18/RES):

- 6 x 2 bedroom dwellings;
- 11 x 3 bedroom dwellings;
- 11 x 4 bedroom dwellings; and
- 4 x 5 bedroom dwellings.

The proposed housing mix does not comply with Policy HD3 of the Angmering NP, however, overall, the proposal is acceptable as there are other material considerations including the housing mix that has been granted and delivered on Swanbourne Park. Furthermore, the proposed mix is not identical to, but it is not significantly different from the indicative housing mix which was submitted at the outline planning stage (A/51/14/OUT) and comprised the following:

- 11 x 2 bedroom dwellings;
- 12 x 3 bedroom dwellings;
- 6 x 4 bedroom dwellings; and
- 3 x 5 bedroom dwellings.

The proposed development comprises terraced, semi-detached and detached houses and is considered to be acceptable as it reflects the size and mix of dwellings (i.e. detached, semi-detached and terraced houses) on Swanbourne Park (A/82/12/), which comprised no 1-bedroom dwellings, but 10 x 5 bedroom dwellings.

The proposed housing mix is considered to be more appropriate given the character of the area and the mix of development delivered on Swanbourne Park (A82/12/), immediately south of the current application site.

AFFORDABLE HOUSING

Policy AH SP2 of the Local Plan says "for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance".

The residential development on the site includes 10 affordable houses (30% provision which accords with the affordable housing policy in the Local Plan), and comprises 80% Affordable Rent and 20% Shared Ownership: in the form of 6 x 2 bedroom dwellings and 4 x 3 bedroom dwellings. The proposed quantum and location of the affordable housing is considered to be acceptable as the housing would not be clustered entirely in one location on the site.

There is a 10% Lifetime Homes requirement for affordable housing as required in the Section 106 Agreement which accompanied the outline planning permission. The Lifetime Homes criteria are no longer covered by the planning system, but Lifetime Homes is covered by building regulations and as such, the applicant has confirmed that a minimum of 10% (one) M4(2) compliant house, i.e. a two bedroom property on Plot 6 is to be provided with wider doors and step free access, the stairs have been moved and the bedroom areas adjusted. The applicant has submitted amended layout and elevation plans for Plot 6; and the LPA considers that this is acceptable to meet the requirement in the Section 106 Agreement.

The proposed development complies with Policy AH SP2 of the Local Plan and accords with the obligation in the Section 106 Agreement which accompanied the outline planning permission (A/51/14/OUT).

SCALE AND BUILDING HEIGHTS

Policy D DM1(14) of the Local Plan says: "the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement".

The dwelling types to the south of the application site on Swanbourne Park (Barratt / David Wilson Homes) and Creswell Park (CALA Homes development) are a mixture of two-storey, two and a half storey, three storey (on the front of Creswell Park) and bungalows.

The site itself for the most part enjoys good screening from nearby residential development to the south and west. The scale and building heights of the six terraced houses (Plots 1-6) on the northern part of the site also complement the houses in Angmering Conservation Area, located west of the application site. The predominance of two storey dwellings on this site is in keeping with the character of the surrounding area and ensures that the development reflects the surrounding built form and massing,

comprising the modern housing estates to the south and Angmering Conservation Area to the west.

Consequently, it is considered that the proposed residential development complies with Policy D DM1 of the Local Plan.

SITE LAYOUT AND CHARACTER

Policy D DM1(1) of the Local Plan requires the proposed development to "make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding areas, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features".

Policy D SP1 of the Local Plan specifies that development proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change); and the influence these objectives have on the form of the development.

The Angmering NP contains several policies relevant to design. Policy HD4 (Materials) of the ANP requires developments to reflect local materials and features evident in the surrounding area. The policy lists materials to be integrated into the design of the development (stock brick, flint, hanging clay tiles and pastel renders). It also refers to materials for paved surfaces (preference for permeable surfaces) and high quality street furniture.

Policy HD5 'Built Form' of the Angmering NP says new developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings. No new buildings will be permitted over 2.5 storeys and plot widths should be similar to surrounding development. It is noted that the proposed dwelling types are a maximum height of 2 storeys and similar plot widths which accord with this policy.

Policy HD6 'Housing Layout and Design' of the Angmering NP seeks high quality design that reflects local distinctiveness and seeks to incorporate local design features evident in buildings surrounding the area. In terms of design, the proposed development reflects local distinctiveness through the introduction of gable fronted houses, the incorporation of flint work within the elevations of the terraced houses on Plots 1-6; white painting brick works on a number of houses, a limited use of timber boarding, the use of brick quoins, brick soldier courses, brick heads and sills to the windows, the use of square bay windows, the variation in the roof heights, the use of both hipped and pitched roofs, the insertion of chimney stacks and the use of pitched porches with brackets.

Masterplanning

The Illustrative Masterplan in the "Masterplan & Development Principles of the Sites East of Roundstone Lane, Angmering" (dated February 2014), was structured around a continuous central Green Space; it provided vehicular access for the site; included a clear street hierarchy; enhanced existing and provided new green links; incorporating existing structural planting and provided additional planting; proposed active facades to the public realm; avoided cul-de-sacs for pedestrians and cyclists, to ensure a permeable neighbourhood; and provided a soft development edge to the A280 and the countryside beyond, with drainage and surface improvements to the historic byway known as Cow Lane.

The design and layout of this reserved matters application (A/38/18/RES) has attempted to adhere as closely as possible with the illustrative masterplan in terms of the Appearance Principles comprising the Street Hierarchy and the Character Areas: notably the Neighbourhood Quarter; the Green Links, and the Landscape Edge. The reserved matters application includes high quality designed homes that pick up on local distinctiveness and incorporate local design features evident in buildings surrounding the area. The application adheres to the street hierarchy; the provision of active facades to the public realm; avoiding

cul-de-sacs for pedestrians and cyclists. The proposed site layout retains a north-south access road running through the western part of the site. However, there are now dwellings that are sited immediately on the western boundary adjacent to the existing property to the west where there were none previously proposed in the indicative layout submitted with the outline planning application.

To ensure the provision of active frontages, the applicant has submitted amended plans showing additional windows to House Type G2 on Plot 13 and the front door of the northern elevation has been re-positioned to improve the gable facing the entrance to the site; and the garage has been rotated to allow for enhanced landscaping and to open up the gable frontage, to improve surveillance of the open space and to improve the vista from the northern access. Bay windows have also been added to Plot 1 (House Type A) for passive surveillance to the open space in the north-west corner of the site; and the first floor window has been enlarged. A bay window has also been added to Plot 6 (House Type A) to mirror the bay window on Plot 1, consequently there are bay windows on each end of the row of terraced houses at the northern part of the site.

The Masterplan & Development Principles document includes a Landscape Strategy and the eastern boundary of the application site is located within the "Landscape Edge" as identified in the Landscape Strategy, with substantial vegetation belts and scattered trees, filtering views to the east and providing a soft transition between the edge of Angmering and the wider landscape. The applicant has submitted amended landscaping plans showing additional tree planting along the eastern boundary of the site with Cow Lane. The Public Right of Way that runs north-south along the eastern edge of the site provides pedestrian links within the development to the wider footpath network. The site frontage to the Cow Lane Link is not overlooked and forms an integral part of the design of the reserved matters application. The amended plans show shared footway and cycleway access onto Cow Lane from the application site.

The Illustrative Masterplan included an area of land occupied by a landscape buffer / open space along the western boundary but no open space in the south western corner of the site, as currently proposed. The application does not strictly adhere to the Green Spaces in the Illustrative Masterplan which runs along the western boundary of Cresswell Park and Swanbourne Park and on through the application site in the Masterplan. The green space has been compromised in terms of the size of area covered by the green spaces in the northern part of Swanbourne Park.

The applicant claims that the provision of rear gardens along the western boundary of the Manor Nursery site would provide a visual continuation of green infrastructure when viewed along the north / south axis. However, the proposed development would be placing development in closer proximity to the western edge than that put forward in the illustrative layout that accompanied the outline planning application. The parcel of open space proposed to the south west corner of the site measures approximately 20 metres x 20 metres and is considered to be a green amenity area rather than recreational open space. It is considered that the provision of a pedestrian / cycle route opening to an area of open space would better deliver the aims of the Masterplans than a wide tarmacked road.

The proposed layout includes a car barn which includes 6 car parking spaces serving the terraced houses (on Plots 1-6), but the car parking barn is located on the opposite side of the estate road, south east of Plots 1 to 6. The location of the proposed car parking barn serving Plots 1 to 6 would ensure that the site frontage along the terraced houses is free of parked vehicles; the car parking barn also acts as a noise buffer between the houses and the boundary with Cow Lane and the A280; and the car parking barn is an attractively designed structure which would compliment the layout of the proposed residential development.

The proposed layout raises a number of concerns in terms of the quality of linkages, residential amenity issues to the western boundary, and a lack of frontage to Cow Lane. All of these matters were addressed in the indicative layouts at outline permission stage. However, it is considered that, on balance, the

proposed reserved matters layout plan reflects the guidance in the NPPF and the requirements of the Local Plan; and that the current application for the approval of reserved matters (A/38/18/RES) accords with Policy D DM1 and Policy D SP1 of the Local Plan and Policies HD4, HD5 and HD6 of the Angmering NP.

DESIGN AND FORM OF BUILDINGS

Policy D SP1 of the Local Plan requires "all development proposals should be of good quality and demonstrate a high standard of design". Policy HD6 of the Angmering NP says "proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area".

The proposed building designs and use of materials are considered to sympathetically respond to its location, in close proximity to the Angmering Conservation Area. The development would have its own distinctive character and quality, whilst at the same time reflecting the local vernacular. The applicant has proposed a series of dwelling types of mixed design and materials and heights to add visual interest. Main street frontages and prominent locations have been carefully and satisfactorily addressed. The scheme provides for a development of the highest quality layout and form, which responds fully to its context with High Street and the more historic areas of Angmering.

Materials include brick walls and flint walls with brick quoin detailing and natural slate roof tiles and plain clay roof tiles, traditional brick quoin and headers, pitched porches, and brick headers to windows. The buildings will have traditional elements of roof forms, with punctuating design details which reflect the local vernacular. A consistent pallet of materials would be utilised and this would result in a consistent character overall. The proposed street scenes demonstrate a variety of housing types and finishes, which creates interest and presents an organic feel to the proposed dwellings.

It is considered that the proposed layout demonstrates a sensitive and acceptable approach to design and it complies with Policy D SP1 of the Local Plan and Policy HD6 of the Angmering NP.

HIGHWAY ISSUES

Vehicular access

The vehicular access to the Manor Nursery site which will be from High Street to the north was sought and approved at the outline planning permission stage (A/51/14/OUT). The outline planning permission ensured the existing access to Manor Nursery from High Street would be retained with minor modification to provide a kerbed corner radius. The approved access arrangements were contrary to the Masterplan, which identified access taken from Roundstone Lane via the main site accesses and the internal estate roads, the Local Highway Authority provided supporting comments on the safety and capacity impact of access being taken from High Street.

In addition, a scheme of works was approved at the outline planning stage (A/51/14/OUT) introducing segregated footway provision from the application site and extending west toward the village. A footway is to be provided with a width ranging from 1.0 metres to 1.5 metres along the northern side of High Street; together with a 1.5 metre wide footway reducing to 1.0 metres wide along the southern side of High Street to provide extra space for existing trees. In accordance with the WSCC Road Safety Audit Policy, a Stage 1 Road Safety Audit of the proposed highway works was provided by the applicant at the outline planning stage. It is understood that a DOC application including a schedule of materials / finishes for off-site highway works along High Street (Condition 30 which was imposed on the outline planning permission - A/51/14OUT) will be submitted by the applicant following the approval of reserved matters.

No vehicular access has been approved to the south of the application site through the Swanbourne Park development. The illustrative layout plan that accompanied the outline planning application showed access linking with the housing development on Swanbourne Park to the south (A/82/12/); but full

vehicular access was neither proposed for nor approved.

Footway / Cycleway Access

The applicant is proposing a 2.5 metre wide cycleway and footway access point directly from the eastern boundary of the application site onto Cow Lane.

This reserved matters application (A/38/18/RES) seeks to close the southern access enabling only for pedestrians / cycle movements through to the Swanbourne Park estate in the south. The applicant has submitted amended plans widening the proposed footway / cycleway access point to 2.5 metre wide in the south west corner of the site; and restricting vehicular access between the site and Swanbourne Park (A/82/12/) to emergency vehicles only, in accordance with Condition 29 imposed on the outline planning permission (A/51/14/OUT).

Condition 29 on A/51/14/OUT required the submission of details of the pedestrian / cycle access links between the application site and Swanbourne Park to the south and required details of measures to restrict vehicular access between the two sites to emergency vehicles only.

The applicant has amended the pedestrian/cycle access by re-aligning it to adjoin the vehicular access on Swanbourne Park (planning permission A/82/12) to the south; thereby addressing the Local Highway Authority's comments regarding cycle access onto the highway. The footway has been re-aligned to adjoin the existing footway at the northern end of Nanson Lane on Swanbourne Park to the south. A strip of ground reinforcement grid system has been shown on either side of the footway / cycleway to a width suitable for emergency access in the south west corner. The grid system proposed would allow for emergency access, required under Condition 29 of the outline planning permission, whilst also allowing for grass growth through the grid (thereby reducing the visual impact of the proposal within the area of open space). A demountable bollard would be provided (as shown on the layout plan) to control vehicular access to the site to emergency vehicles only.

It is considered that the proposed development complies with Policy T SP1(f) of the Local Plan in terms of creating a safe and secure layout for cyclists and pedestrians.

Parking Provision

Parking provision for the proposed dwellings is in accordance with the West Sussex (Residential) Parking Demand Calculator for the size of dwellings proposed. Visitor parking is proposed throughout the development and in addition, many of the dwellings have sufficient space to accommodate visitor parking on plot. Cycle parking is provided for each house on the site.

Consequently, the proposed parking provision complies with Policy T SP1(d) of the Local Plan as it incorporates appropriate levels of parking, taking into consideration the impact of development upon on-street parking.

IMPACT ON SETTING OF THE ANGMERING CONSERVATION AREA

Policy HER DM3 of the Local Plan says: "in order to preserve or enhance the character or appearance of the Conservation Area, planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that it does not harm important views into, out of or within the Conservation Area".

The application site is sufficiently far from Angmering Conservation Area, for it to be considered to be acceptable. This assessment is based on the buildings themselves being two storeys. The application site is adjacent to an area of recently built-in land, and as such the 'edge of village' nature of the site has been somewhat eroded. The layout of the northern part of the application site with the row of terraced houses on Plots 1-6 compliments the layout and design of properties along High Street in the adjacent

Conservation Area.

There are therefore no objections to the proposed development in conservation terms and it is considered to comply with Policy HER DM3 of the Local Plan regarding development and Conservation Areas.

ARCHAEOLOGY

Archaeology was covered by Condition 12 which was imposed on the outline planning permission - A/51/14/OUT and will be the subject of a separate DOC application.

TREES

Policy ENV DM4 of the Local Plan says: "where planning permission is granted, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme."

The reserved matters application was accompanied by the Tree Survey, Appraisal and Arboricultural Impact Assessment which had originally been submitted with the outline planning application in 2014; together with an updated Arboricultural Impact Assessment (AIA) and Method Statement and Tree Retention and Protection Plan, dated March 2018. The updated AIA proposed the removal of a number of trees so as to accommodate the proposed residential development. The tree protection plans and tree constraint plans need to be approved through the submission of a separate DOC application, in accordance with Condition 5 which was imposed on the outline planning permission.

Whether the houses could be accommodated on the site without adversely affecting the trees growing along the boundary of the site could only be assessed once the residential layout was submitted with this reserved matters application (A/38/18/RES), and the root protection areas (RPAs) could be highlighted.

The ADC Arboricultural Officer initially objected to the reserved matters application and requested the submission of a revised Tree Protection Plan to ensure that the proposed development did not impinge on the Root Protection Area (RPA) of a mature Lime tree (T07) on the northern boundary of the site, fronting onto High Street, with fencing that was 'fit for purpose' and formed an effective Construction Exclusion Zone around the RPA. The Arboricultural Officer recommended that a Tree Preservation Order (TPO) be made for the Lime tree (T07). The TPO was advertised and it was duly made on 28th August 2018. The ADC Arboricultural Officer withdrew the objection following the submission of the revised Tree Retention and Protection Plan.

Consequently, it is considered that the proposed development complies with Policy ENV DM4 of the Local Plan.

LANDSCAPING

Policy LAN DM1 of the Local Plan states that: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas."

The applicant needs to address the landscaping conditions (Conditions 16 and 17) which were imposed on the outline planning permission (A/51/14/OUT). Landscaping (Conditions 15, 16 and 17) details were submitted with this Reserved Matters application sufficient to discharge this condition. Condition 16 relates to boundary treatment for the site; and Condition 17 says that "The landscape details shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic

gardens. The landscape management plan shall be implemented in accordance with the approved details."

The applicant has submitted detailed landscaping plans proposing buffer planting along the northern and eastern boundaries of the application site to enhance existing planting and provide screening to the development from High Street, Cow Lane and the National Park. The applicant has submitted revised landscaping plans indicating the planting of 13 ornamental trees in the rear gardens along the western boundary of the site with "Tall Trees"; these 13 trees would be extra mature standard trees measuring 4.0 metres high when planted. Native hedgerow, shrub and native and ornamental tree planting is proposed throughout the site, including to the front of some of the houses to so as to provide attractive internal street frontages. The landscaping scheme also includes flowering grassland areas and flowering amenity grassland. Additional tree planting and landscaping on the north western parcel of open space provides an attractive entrance from High Street. ADC Greenspace is satisfied with the quantum of landscaping and the tree and shrub species now being proposed on the amended landscape plans for this reserved matters application.

ADC Greenspace considers that the Ecological and Landscape Management Plan provides good operational detail, it is comprehensive in content and the information and instruction contained appears accurate and suitable for this development.

The proposed landscaping is acceptable and complies with Policy LAN DM1 of the Local Plan.

OPEN SPACE PROVISION

Policy OSR DM1(2a) of the Local Plan says: "housing will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the district open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new off-site provision in order to address any future demand."

The outline planning permission (A/51/14/OUT) required the provision of 0.14ha of public open space on the site. The Section 106 Agreement which accompanied the outline planning permission incorrectly required the provision of 0.2 hectares of open space. The layout plan accompanying this reserved matters application includes the provision of a parcel of public open space at the northern end of the site (measuring 704 square metres), with a smaller parcel of open space at the south western corner of the site (measuring 418 square metres). ADC Greenspace is satisfied with the proposed provision of on-site public open space measuring 0.18ha on the layout plan which accompanies this reserved matters application; which is more than the 0.14ha proposed in the outline planning permission.

The Section 106 Agreement which accompanied the outline planning permission (A/51/14/OUT) required an outdoor fitness equipment activity trail to the value of £16,242 to be provided on the application site. The LPA would like to see the financial contribution of £16,242 going towards the provision of fitness trail equipment at the community hub on the Palmer Road Recreation Ground rather than on the application site. The applicant is agreeable to a developer contribution of £16,242 to ensure that the fitness trail equipment is provided on the Palmer Road Recreation Ground rather than on the application site.

The proposed provision of 0.18ha of on-site public open space is acceptable and complies with Policy OSR DM1(2a) of the Local Plan.

ECOLOGY

Policy ENV DM5 of the Local Plan says "development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on the site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising

adverse impacts on existing habitats".

The reserved matters application was accompanied by a Preliminary Ecological Appraisal Survey Report and a Protected Species Assessment and a Reptile Presence/Absence Survey Report. The ADC Ecological Advisor is pleased to see that a number of enhancements are proposed in the Landscape and Ecological Management Plan (LEMP) including bat and bird boxes; the use of wildflower seed mix; native species planting used within the landscaping scheme; and invertebrate nesting opportunities provided on site.

It is understood that a DOC application including an Ecological Mitigation Report (Condition 13 which was imposed on the outline planning permission - A/51/14OUT) will be submitted by the applicant following the approval of reserved matters.

NOISE POLLUTION

The NPPF and Policy QE DM1 of the Local Plan emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses.

The siting of the proposed housing ensures there would be no noise pollution from the new houses affecting the existing residents of properties on Swanbourne Park.

The Environmental Health Officer's response to the outline planning application (A/51/14/OUT) highlighted that the Environmental Noise Report had concluded that the residential units closest to the A280, as shown on the outline illustrative layout plan would require appropriate acoustic mitigation. The Noise Report had also suggested a planning condition be imposed on the outline planning permission which would require that the site design and buildings should achieve internal noise levels in accordance with BS8233:2014. No such condition would appear to have been imposed on the outline planning permission (A/51/14/OUT). Environmental Health and the applicant both agree to an appropriately worded condition to be included on the reserved matters application to ensure the amenity of future residents is protected. It is considered that this would meet the requirements of Policy QE DM1 of the Local Plan.

The proposed reserved matters layout effectively moves the houses and the amenity spaces further away from the main noise source - i.e. the A280, therefore improving the acoustic environment. The applicant has submitted amended plans showing the proposed location of acoustic fencing to mitigate noise from the A280, alongside Plots 5 and 6 in the north east corner of the site and Plot 24 in the south east corner of the site, which is considered to be acceptable. The height and appearance of the acoustic fencing will be dealt with by means of the proposed new noise condition which will need to be imposed on the reserved matters application.

Consequently, it is considered that subject to the imposition of a noise condition, the proposed residential development complies with Policy QE DM1 of the Local Plan.

RESIDENTIAL AMENITY

Policy D DM1(3) of the Local Plan says "have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance".

The applicant has submitted details of the back to back dimensions to the southern part of the site, ground floor to ground floor, all of which are shown to be in excess of the required 22 metres. The rear elevations of the existing houses located to the south of the application site, which front onto Harrison Crescent on the Swanbourne Park site would be 24.5 metres from the rear elevations of the nearest proposed houses on the Manor Nursery site. The stand-off distance of 24.5 metres is considered to be

acceptable in residential amenity terms. There would be no materially adverse overlooking or overbearing impacts given the distance to the site boundary.

The applicant has submitted amended plans showing a new house type (House Type C3), comprising a 3 bed house on Plot 32 in the south west corner of the site; increasing the separation distances between Plot 32 and Plot 16 addressing concerns around this as a pinch point, next to the open space in the south western corner of the site.

The rear gardens of those properties on the western boundary are marginally less than the 10 metres (approximately 9.5 metres) with a distance of 13.0 metres from a row of cypress trees that are growing in the grounds of "Tall Trees", the large detached house which is set within its own large garden, to the west of the application site. The gardens are however generous in that their width is in excess of 17 metres in some instances, which offers a high provision of external amenity space. Furthermore, there are no back to back relationships on this western boundary that would need to be addressed as the large detached house at "Tall Trees" is set back a considerable distance from the western boundary of the application site. It is considered that all of the proposed gardens on the application site would be designed to provide sufficient private amenity space. In addition, the applicant is proposing to plant 13 mature standard trees measuring 4.0 metres in height in the rear gardens along the western boundary of the site with "Tall Trees" which would screen the new houses from view from the garden of "Tall Trees".

Consequently, it is considered that the proposed residential development complies with Policy D DM1(3) of the Local Plan in terms of impact upon neighbouring residential amenity.

DECENTRALISED ENERGY

Condition 18 of the outline permission requires the details of the 10% decentralised energy to be submitted as part of the reserved matters application. The applicant confirmed within the Design and Access Statement that 10% would come from renewable sources and confirmed that this will be discharged prior to commencement. The applicant is seeking to address the requirements of Condition 18 as part of the Reserved Matters application. The applicant has submitted a letter detailing the estimated renewable energy requirement together with an amended layout plan showing indicative solar PV provision on the south facing roof slopes of Plots 1-11, 13-16, 27, 28 and 31, in order to meet the 10% requirement. It is considered that a further condition is required to be imposed at this reserved matters stage requiring the submission of the detailed SAP calculations once detailed construction design has been undertaken. The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.

CONCLUSION

The reserved matters application (A/38/18/RES) seeking approval for appearance, scale, layout and landscaping is considered to be acceptable.

It is considered that the proposed residential development of the site would result in a good quality scheme which seeks as far as possible to integrate itself with the village, the Angmering Conservation Area and the new housing estates to the south (Swanbourne Park and Cresswell Park) and reflects the local vernacular. It is therefore recommended that this application for reserved matters is approved and the following conditions be imposed.

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) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval 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

The Section 106 Agreement which accompanied the outline planning permission (A/51/14/OUT) required developer contributions (to be calculated by way of formula based on the eventual mix of houses) which will be required contributions for Primary, Secondary and Sixth Form Education, Libraries, Fire and Rescue, Public Art, off-site Fitness Trail Equipment; and the provision of Affordable Housing on-site.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved drawings and submitted material:

Layout Plans

Drawing Number LOC 01 Rev. P1 - Location Plan - Manor Nursery, Angmering

Drawing Number SURVEY Rev. P1 - Survey, Manor Nursery, Angmering

Drawing Number BLOCK 01 Rev. P4 - Block Plan - Manor Nursery, Angmering

Drawing Number 100 Rev. P9 - Proposed Site Layout - roof plan

Drawing Number 101 Rev. P5 - House Type A (plot 1-6) Plans

Drawing Number 102 Rev. P4 - House Type A (plot 1-6) Elevations

Drawing Number 103 Rev. P2 - House Type B (plot 7-10) Plans and Elevations

Drawing Number 104 Rev. P3 - House Type C1, (plots 18-21) Plans & Elevations

Drawing Number 105 Rev P3 - House Type C2, (plots 22-23) Plans & Elevations

Drawing Number 106 Rev. P3 - House Type D1 (plot 26, 29, 32) (30 handed)

Drawing Number 107 Rev. P3 - House Type D2 (plot 24, 25)

Drawing Number 108 Rev. P2 - House Type E (plot 11, 27, 31) (28 handed)

Drawing Number 109 Rev. P2 - House Type F (plot 17) (12 handed) Plans and Elevations

Drawing Number 110 Rev. P3 - House Type G1 (plot 16)

Drawing Number 111 Rev. P5 - House Type G2 (plot 13)

Drawing Number 112 Rev. P2 - House Type H (plot 15) (14 handed)

Drawing Number 113 Rev. P1 - House Type C3, (plot 32) Plans & Elevations

Drawing Number 120 Rev. P4 - Street Elevation - Sheet 1

Drawing Number 121 Rev. P4 - Street Elevation - Sheet 2

Drawing Number 130 Rev. P3 - Garage Block - Plan and Elevation

Drawing Number 140 Rev. P1 - Bin Collection

Landscape Plans

Drawing Number LLD1275-LAN-DWG-201 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-202 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-203 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-204 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-100 Rev. 05 - Hard and Soft General Arrangement

Drawing Number LLD1275-LAN-DWG-200 Rev. 04 - Soft Landscape Layout - Infrastructure Planting

Engineering Plans

Drawing Number 920 - Site Access General Arrangement

Drawing Number 104 - Site Layout Proposed Levels Southern Path Link

Drawing Number 101 - Site Layout Proposed Levels

Drawing Number 103 - Site Layout Proposed Surface Finishes

Drawing Number 710 Rev. A - Site Layout - Refuse Vehicle Tracking

Drawing Number 711 - Site Layout - Fire Tender Tracking

Drawing Number 712 - Site Layout - Fire Tender Tracking

Detailed Plant Schedule and Specification (Ref. LLD1275-LAN-SCH-001 Rev. 03)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 2 Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 3 Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers for properties (on Plots 5, 6 and 24) facing the A280; and the facade treatment of all houses facing onto the A280. The approved noise mitigation shall be implemented in accordance with the details submitted.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity,

in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic mitigation measures are implemented prior to the occupation of the development.

- 4 External Lighting in association with the development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 - Rural.

Reason: In order to safeguard the amenity, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan.

- 5 Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

- 6 Prior to the commencement of development, the detailed Standard Assessment Procedure (SAP) calculations should be submitted (once detailed construction design has been undertaken) together with a timetable for how the 10% decentralised energy will be achieved, for approval in writing by the Local Planning Authority. The solar PV panels on the south facing roof slopes of Plots 1-11, 13-16, 27, 28 and 31 shall be implemented prior to the occupation of these dwellings and be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF and Policy ECC SP2 of the Arun Local Plan

- 7 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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 8 INFORMATIVE: Any construction related pruning works are to be completed under supervision of the Local Authority tree officer. Pruning works must meet the BS 3998: 2010 Standards; in the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.