

A pedestrian and cycling link to Dappers Lane and the southern site is promoted along Water Lane, in accordance with Policy TM2 of the ANP.

Improvements to Bridleway 2140, 2187 and 2188 should be investigated to improve the local network for residents of the development, in accordance with Policy TM2 of the ANP.

The Highway Authority would require the following documents to be submitted as part of any future application:

- A site location plan scale (1:1250) with site boundary indicated
- Schedule of existing uses including planning history with reference numbers
- Description, including site layout plans, of the proposed development and schedule of uses
- Summary of reasons supporting the site access/highways works proposals, including plan (scale 1:250 or similar) with achievable visibility splays indicated
- Design Audit of any proposed highway works, including plan identified departures from standards
- Final Stage 1 Road Safety Audit of site access and any proposed highway works, with designer's response and including amended plans.
- A Transport Assessment, including location plan of key services, availability of sustainable modes of transport and existing/future vehicular generation
- Reference to supporting national, regional, and local planning documents and policies
- Parking strategy, including provision of parking for all modes of transport
- Relevant data collected to date
- Proposed trip rates supported with TRICS outputs and site selection methodology
- Junction capacity assessment in accordance with the WSCC Transport Assessment Methodology

Sustainability

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. Policy EMP DM2 of the emerging Local Plan requires a Travel Plan is submitted to demonstrate how the impacts of development can be mitigated and to bring about modal shift towards an increase in sustainable transport.

Sustainable Construction

Tackling climate change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climate change. Applicants should consider the provision of renewable energy in the form of high level insulation, rainwater harvesting, a general minimal energy use - including Carbon Dioxide reduction.

Policy HD6 (Housing Layout and Design) of the ANP includes strong support for development that seeks to meet the highest standards of construction Code for Sustainable Homes and BREEAM standards.

Infrastructure Provision

The Council will seek fair and reasonable contributions to be made by the landowner(s) or developer(s) towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development. The proposal would generate a requirement in the form of infrastructure provision for County education services, social services, fire service and public open space provision. Details of the required County service provision can be found on the

West Sussex County website. The proposal is likely to be acceptable subject to the completion of a Section 106 legal agreement.

Policy HD9 (Phasing of Residential Development) of the ANP seeks to make sure that new housing proposals demonstrate that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

Policy CLW4 (Health Facilities) of the ANP seeks to ensure that new development makes adequate provision for the health needs of new occupiers either on or off site, the latter through a financial contribution. The current Infrastructure Delivery Plan (IDP) for the emerging Local Plan says that based on 700 dwellings coming forward to the north of Angmering (which includes Land to the North of Water Lane) any development at any of these sites will require expansion of re-provision of the facility.

A fully serviced education site was provided as part of the Bramley Green development and the ANP sets out that this is the preferred location for any new primary school. However, the IDP is indicating that a new 1FE primary school expandable to 2FE would be required in conjunction with Angmering South and East, as well as a 1FE to 2FE expansion to the secondary school.

In terms of nursery school places, contributions will be sought for 40 new nursery places to serve Angmering North and South.

As for sporting provision, contributions will be sought for 3G Pitch provision to serve new developments in east of District.

The emerging Transport Study for the Local Plan will also be identifying requirements for improvements in relation to the road network in the Angmering area, if the site identified as 'Angmering North' were to be allocated as a strategic site in the Local Plan. Any transport assessments to be submitted for this planning application will need to take into account the relevant findings of the Local Plan study to make sure that the application contributes to wider transport improvements that may be necessary to ensure that the impact of the development on the local road network is acceptable in isolation and in combination with other potential development in the area.

Neighbour Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land use or property. The NPPF further indicates that good design should contribute positively to making places better for people. One of the main considerations for this site is the potential visual and disturbance impact on Angmering, together with the existing hedgerows and tree cover that screen the site from the surrounding area. When more detailed designs are being developed, consideration should be given to the height of properties to ensure that overlooking and loss of light is not an issue. In this case, subject to details of layout and design, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties.

Landscape Comments

Planning policies and Central Government advice emphasise that the conservation of the natural beauty of the landscape and the countryside should be given great weight in development control decisions.

The Council's Greenspace Officer has made the following comments:

Strategic development of this size will require detailed consultation with Arun District Council and a

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development brief to incorporate children's play, plus landscaped open space including a range of informal recreation opportunities plus formal pitch provision.

Developments are expected to provide open space on site in accordance with the Council's SPG guidelines, which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people i.e. 32 square metres of open space per person. The new FIT standards would therefore suggest a requirement of 4.03Ha to be provided on site for the 525 residential unit element of this proposal. The employment land aspect of this proposal would also require open space more tailored for the usage of that facility. We would require confirmation of the areas of public open space being proposed with this development. The proposed indicative layout indicates a large band of open space to the north of the development and bisecting green linear park throughout the site with connection to ancient woodland buffer areas. This is good to see as it will create a green corridor connection throughout the development.

With the number of residential dwellings on this proposal being up to 525 this would trigger the need for on-site play. We would require confirmation of the areas of public open space being proposed with this development, as a minimum proportionate to the proposed dwellings. Provision of LAP, LEAP, NEAP and MUGA (Multi-Use Games Area) would be sought on site, with confirmation of play provision being provided to be submitted and approved.

The indicative layout has indicated locations for play, but no mention of where leisure and sports facilities could be sited. This provision would need to be flexible in order to allow for a greater variety in provision and in relation to evidenced based need.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained i.e. responsibility of play and public realm areas. This is particularly important where a range of typologies and extent of open space is proposed.

The application must also refer to the following: Open space must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space. Provision for interpretation ecological and historical features and management must be included.

Existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Council's Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for worthy trees will need to be provided. A tree condition survey of the application site to be provided to highlight the importance of retaining particular trees along with the condition of existing hedgerows locally and their contribution to the landscape should be included. Root protection Areas (RPA) from the tree cover clearly seen to the periphery and in several locations of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be:

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- * To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- * To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- * To enhance the landscape quality of the site when viewed from the surrounding area.
- * To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- * To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Forming part of the application, a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, whilst benefiting the potential of the proposed developments usage.

The use of a part of the POS for SUDS and integrated with the areas of POS are noted, however the full implication of the SUDS within the POS needs to be provided including its future management and maintenance. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Indication must be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety in must be assessed regarding the close proximity to these large residential areas. Any such SUDS features including swales, wet balancing ponds, reed beds and wetland areas should be designed as beneficial wildlife, amenity and landscape features as incorporated as part of an open space or landscaping scheme for the development.

Wildlife and increased biodiversity areas along with ecological enhancements should be an intrinsic part of the plans and will provide additional new habitat. Measures to enhance biodiversity as part of the masterplan design should be made. Consideration should be given also to the integration of these with the development as a whole. All nature conservation features within the development site including existing habitats, watercourses and other features should be incorporated into the site design and protected from change.

It would be recommended that all of the above points are addressed and included as part of a considered application and agreed before any decision can be considered.

Archaeology

Archaeological remains are a fragile and finite resource. Permission will not be granted for development that would be harmful to archaeology on the site. As the site is over 0.5ha a Historic Environment Record Search needs to be undertaken and provided as part of the planning application submission and any identified heritage assets assessed in order to demonstrate that development would not be harmful to the archaeological interest of the site.

ADC's Archaeological Advisor has made the following comments:

Development of a site of this size in a location such as this should be accompanied by a desk-based assessment of its archaeological potential and a proposal to evaluate that potential by trial excavation. The latter, together with suitable measures to enable proper conservation (i.e. through sympathetic foundation design, full excavation and recording and/or preservation in-situ) could be secured through the application of a standard condition.

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The proposal is likely to be acceptable subject to appropriate conditions.

Loss of Agricultural Land

The presence of best and most versatile land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations when determining planning applications. The proposal would result in the loss of Grade 1 agricultural land and the requirements of draft Local Plan policy SO DM1 (Soils) should be addressed through the application submission.

Biodiversity

The NPPF and development plan policies indicate that developments should aim to maintain and enhance, restore and add to biodiversity and geological resources of the area.

The Council's Ecology Advisor has commented that due to the size and location of the development it is recommended that an extended phase one habitat survey is undertaken by a trained ecologist to determine the presence of protected species within the site and the impact a development would have on the surrounding environment. Following this survey, if any further surveys are recommended it would be a requirement that these are also undertaken and any mitigation required to be considered and the agreed measures should be included within the planning application.

Planning policies and planning policy statements seek to protect the environment and avoid damage to protected trees. BS 5837: 2005 sets out standards for Trees in Relation to construction. There are strong field boundaries on the site with hedges and significant trees including field Maples and Pedunculate Oaks, some of which are worthy of protection by means of a tree preservation order (TPO). There is an important woodland / copse abutting the eastern boundary of the site which will need to be fully respected. It would be good to see a layout which respects the strong landscape features and incorporates them as part of the open space provision such that they are not so close to the new houses that there is immediate 'pressure to prune or fell' as new owners take up residence.

The Council's Arboricultural Officer has emphasised that the applicant will need to observe BS 5837: 2012 recommendations where there are trees which might have an impact on the development proposals and vice versa that a full tree survey is undertaken and an Arboricultural Impact Assessment is prepared to include the Root Protection Areas (RPAs) of these trees and show this on a Tree Constraints Plan (including tree gradings and crown spreads) and then the report should detail how any potential adverse impact on the trees will be avoided and works undertaken outside of the RPAs and the shelter belt screens fenced-off with protective fencing.

Drainage Engineers Comments

The Council's Drainage Engineers have made the following comments in respect to surface water drainage:

A sustainable drainage system must be employed for the new development. The design should follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. The first option in this respect is to investigate the discharge of surface water to ground via infiltration.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater

for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. Supplementary guidance notes are also enclosed for information.

There are known flooding issues in Angmering Village and therefore any drainage scheme needs careful consideration to ensure that the issues are not exacerbated. Betterment should be sought, where opportunities arise.

The presence of any existing watercourses, open or culverted (piped), either on or immediately adjacent the development site will need further discussion with ADC Engineers and a site meeting would be strongly advised in this respect. All watercourses will need protection, in terms of routing and future access, and improvements considered where appropriate.

Flooding

The NPPF requires development not to give rise to an unacceptable risk of flooding, detrimental to human health or property. There are requirements regarding the submission of a Flood Risk Assessment and Sequential Test documentation. The relevant requirements for these are dependent upon the designated flood zone that the site is located in. The Environment Agency website details designated flood zones. Policy EMP DM2 of the emerging Local Plan requires appropriate flood mitigation measures. It is understood that a Flood Risk Assessment has been carried out for this site, which includes the site to the South of Water Lane subject to outline planning application A/99/17/OUT.

Environmental Health Comments

Light pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and the wider landscape, light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. The required lighting should be designed in order to minimise the effect on the rural character of the local landscape. The proposal is close to the South Downs National Park (SDNP), which was designated as an International Dark Night Skies reserve in May 2016. Whilst the proposal is outside the boundary, development in rural areas adjacent to the SDNP should minimise the light glare and spillage from the development.

Noise pollution

The NPPF and development plan policies emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses. Emerging Local Plan Policy EMP DM1 includes a clause to ensure that any non-B class uses on the site are of a scale and nature so as not to generate levels of traffic, cause environmental impacts or involve noise sensitive uses that adversely affect the operations of B-class employment uses of the site.

Environmental Health would require information on noise, specifically an assessment of noise which may impact future residents. This would be expected to include noise from the A27 and A259. A document is attached which the applicant may find useful.

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An air quality assessment is likely to be needed.

Environmental Health now has a requirement that each home should have an Electric Vehicle charge point; as petrol and diesel cars and vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality.

Contamination

The NPPF and development plan policies emphasise that development on or in close proximity to hazardous sites or contaminated land will be permitted provided the Council is satisfied that appropriate remedial measures can be or have been undertaken in respect of human health and groundwater. Environmental Health has commented that there is a potential for contamination as the site includes an oval race track. Consequently, an environmental desk top study should be submitted with any application detailing all historical and current potentially contaminative uses of the land.

The proposal is likely to be acceptable in terms of contamination subject to a detailed environmental desk top study.

Bin Storage

For all new residential development the applicant must show bin storage / collection provision as follows:

Each unit should be provided with the equivalent of 240 litres of residual waste storage bins. For flats, the communal bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively, one 240 litre wheelie bin for each property could be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area, there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible / passable for collection schedules i.e. no parking or other obstruction(s).

The maximum pulling distances allowed under Health and Safety legislation are 10 metres for 1,100 litre bins and 50 metres for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Suggested External Consultees:

Archaeology Advisor

jkenny@chichester.gov.uk

Ecology Advisor

environmentalstrategy@chichester.gov.uk

Stephen.Gee@westsussex.gov.uk

Conclusion

Based on the above comments, I conclude that were an application for planning permission to be submitted prior to adoption of the Local Plan the scheme would be considered to be contrary to the development plan in that it is outside the built up area boundary identified in Policy HD1 of the Angmering Neighbourhood Plan. However, in determining the application weight would also need

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to be given to the following material considerations: the identification of the site as a strategic development site (for housing and employment) in the emerging Local Plan (Policy H SP2c); and the presumption in favour of sustainable development in the NPPF. This would also be combined with the significant weight that should be placed on the need to support economic growth through the planning system.

When the emerging Local Plan is adopted then Policies H SP2 and H SP2c will have full weight and will supersede the built up area boundary restriction in the Neighbourhood Plan. Therefore, if an application were to be received after the adoption of the Local Plan, it would be considered favourably provided that it meets the requirements of Policy H SP2, addresses the issues considered above and other relevant development plan policies and the NPPF.

Notwithstanding the above, the applicant will need to justify robustly why the site could only accommodate 3ha of employment land compared to the figure of 8.3ha identified in the employment allocation in the emerging Local Plan. The figure of 8.3ha of employment land for the site North of Water Lane was agreed with the Council's employment consultant. Further comment on employment land provision will follow.

Follow Up Meeting

If you require a further follow-up meeting to discuss this pre-application advice, you will need to forward a written request together with a fee for £200 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

- Fully completed and signed Application Form with full description of the proposal.
- Ownership Certificate and Agricultural Land Declaration
- Design and Access Statement
- Correct Fee
- Location Plan (1:1250)
- Site / Block Plan (1:500)
- Elevations (Existing and Proposed)
- Floor Plans (Existing and Proposed)
- Roof Plans

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required at outline planning stage:

- Affordable Housing Agreement
- Affordable Housing Statement
- Biodiversity Survey and Report
- Land Contamination Assessment
- Economic Development Statement
- Flood Risk Assessment

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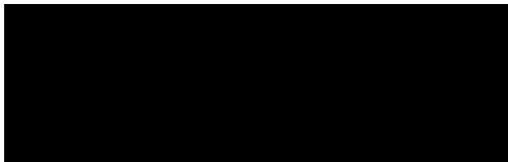
Foul and Surface Water Drainage Statement
Land Engineering Works Statement
Landscaping Strategy
Landscape and Visual Impact Assessment (refer to Arun Local Plan Landscape Study)
Noise Statement
Planning Application Summary
Transport Assessment / Travel Plan
Tree Survey and Arboricultural Report
Heritage Statement

Bin Storage and Collection Provision (at Reserved Matters)
Lighting Assessment (at Reserved Matters)
Parking Plan (at Reserved Matters)
Street Scene (at Reserved Matters)

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

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