

Planning Statement

Proposed Development Land at Chandlers BMW, Water Lane, Angmering, BN16 4EH

Application for the demolition of the existing buildings (show room and workshops and Phares Courtledge) and the erection of 19 dwellings, a convenience store, a Community building, public toilets and associated car parking and landscaping.

On behalf of: Landspeed Homes and Angmering Parish Council

Prepared by:

Susan Leeson, B.Sc. (hons), M.Phil. (TP)

Associate



Street Scene Elevation - Facing onto High Street



Coles Yard Barn
North Lane
Clanfield
Hampshire
PO8 0RN

Date	02/04/19
Version	1.0

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Ineame Sutton Limited.

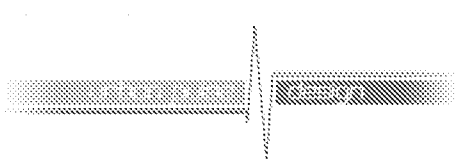
Project Team



'Design Team'



'Design Team'



Architect

FORUM
Heritage
Services

Heritage



Planning Consultant



Drainage and Transport



Ecology and Arboriculture



Ground Contamination

Contents

1.0 Introduction and Background	1
2.0 Description of the Site and Location	2
3.0 Site History	3
4.0 Description	4
5.0 Planning Policy Framework	5
(i) National Planning Policy Framework	5
(ii) The Local Development Plan	6
(iii) Angmering Neighbourhood Plan 2014-2029	9
6.0 The Reason that Planning Approval should be granted	12
(i) Principle of Development and Sustainability	12
(iii) Allocated Site – Chandlers BMW Site	12
(iv) Effects on the Heritage Assets	12
(v) Access	13
(vii) Flooding and Drainage	14
(viii) Ecology	14
(ix) Arboriculture	15
(x) Design and Layout	15
(xi) Affordable Housing and Housing Mix	16
(xii) Ground Contamination	16
(xiii) Employment	16
(xiv) S106 Agreement	16
(xv) Statement of Community Involvement	17
7.0 Summary and Conclusions	17

1.0 Introduction and Background

- 1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Landspeed Homes and Angmering Parish Council ("the Applicant") to prepare and submit this full planning application comprising mixed use development on the site previous occupied by Chandlers BMW car sales and workshop site, for a new Retail unit, Parish Community Building, community car parking and 19 units of residential accommodation with associated car parking and landscaping.
- 1.2 This application proposals have been prepared on a comprehensive basis having regard to the technical appraisals, the relevant National and Development Plan policies relevant to the application proposals.
- 1.3 As part of this application the following technical reports have been included:
- FRA and Drainage Report
 - Ecology
 - Transport Assessment and Stage 1 Safety Audit
 - Heritage Statement
 - Arboricultural Assessment
 - Ground Contamination Report

2.0 Description of the Site and Location

- 2.1 The site is the former car show rooms and workshops for Chandlers BMW together with a single residential building known locally as Phares Courtledge. The site is currently empty as the business has relocated to a new premises on the A259.
- 2.2 Adjacent to the site is existing residential, which is predominantly two storey. The High Street is predominantly residential. This part of Water Lane and the Square are predominantly retail/commercial. Angmering is a village within Arun District, close to Littlehampton and Worthing. There are good transport links, with a railway station and close to the A27 and A259.
- 2.3 The site is within the Angmering Conservation Area, and is adjacent to a Listed Building Grade II, (Eachways) and opposite The Lamb Inn which is also listed.
- 2.4 The site measures approximately 0.47 hectare.
- 2.5 The site is in the historic centre of Angmering with many heritage buildings within the centre.
- 2.6 The area has a history of flooding. Major infrastructure improvements have taken place since the last flooding event, including works to the culvert.

3.0 Site History

- 3.1 The relevant history of the site is application A/15/13 which was for the demolition of Chandlers and Phares Courtledge and the erection of 22 dwellings, including 7 affordable, car parking, access roads and landscaping.
- 3.2 This was a full application. There was a Parish Council objection which gave a comprehensive report of the objections. The application was withdrawn.
- 3.3 The Parish objected to the heights of the proposed buildings, they were not site specifically designed and were out of character with the historic centre of the village. The flood risk assessment was not robust and further work was necessary to address Highway safety and a comprehensive ground contamination report.
- 3.4 The proposed houses were out of character with the surrounding development and did not respect the integrity of the historic environment.

Application Ref	Proposal	Decision
A/122/13	Application for variation of condition 1 following a grant of planning permission A/84/11 continuance of temporary use of off street car parking for a further 2years.	Approved Conditionally
A/15/13	Proposed demolition of existing Chandlers BMW dealership and Phares Courledge and erection of 22 dwellings (including 7 affordable dwellings) with associated car parking, access roads and landscaping	Withdrawn
A/84/11	Partial change of use of existing residential garden to provide supplementary car parking to adjoining car dealership	Approved Conditionally
A/11/10	Renewal of unimplemented planning permission A/192/06 for demolition of existing house and construction of 3 linked houses with ancillary parking	Approved Conditionally
A/13/10/CA	Renewal of unimplemented Conservation Area Consent A/193/06/CA for demolition of existing house	Approved Conditionally
A/162/07	After demolition of existing house change of use to temporary vehicle storage and car parking for Chandlers use only not for public purposes	Appealed
A/192/06	Demolition of existing house and construction for 3 linked houses with ancillary parking	Approved Conditionally
A/193/06/CA	Application for Conservation Area Consent for demolition of existing house	Approved Conditionally



5.0 Planning Policy Framework

- 5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Arun District Local Plan 2011-2031) and the Angmering Neighbourhood Plan.

(i) National Planning Policy Framework

The overarching objective running through the NPPF is the concept of sustainable development. The NPPF in paragraph 59 states that to boost the supply of homes it is important that a sufficient amount and variety of land can come forward where it is needed. Sustainable development has 3 dimensions, an economic role, a social role and an environmental role.

Economic Role

To help build a strong responsive and competitive economy by ensuring sufficient land of the right type is available in the right places to support growth, innovations and improved productivity and by identifying and coordinating the provision of infrastructure.

Social Role

Supporting strong, vibrant and healthy communities by providing the supply and range of homes can be provided to meet the needs of present and future generation and by fostering well designed and safe built environment with accessible local services and open space that reflect the community's health, social and cultural well-being.

Environmental Role

Contributing to protecting and enhancing our natural, built and historic environment and helping to improve biodiversity and mitigating and adapting to climate change, including moving to a low carbon economy. Minimising waste and pollution.

Design

Paragraph 124 states that "good design is a key aspect of sustainable development. So too is effective engagement between applicants, communities, local planning authorities "

Design should establish or maintain a strong sense of place.

- 5.2 The proposal is in accordance with these objectives by providing a mixed use development providing housing, retail/employment, community parish building, public toilets and parking.

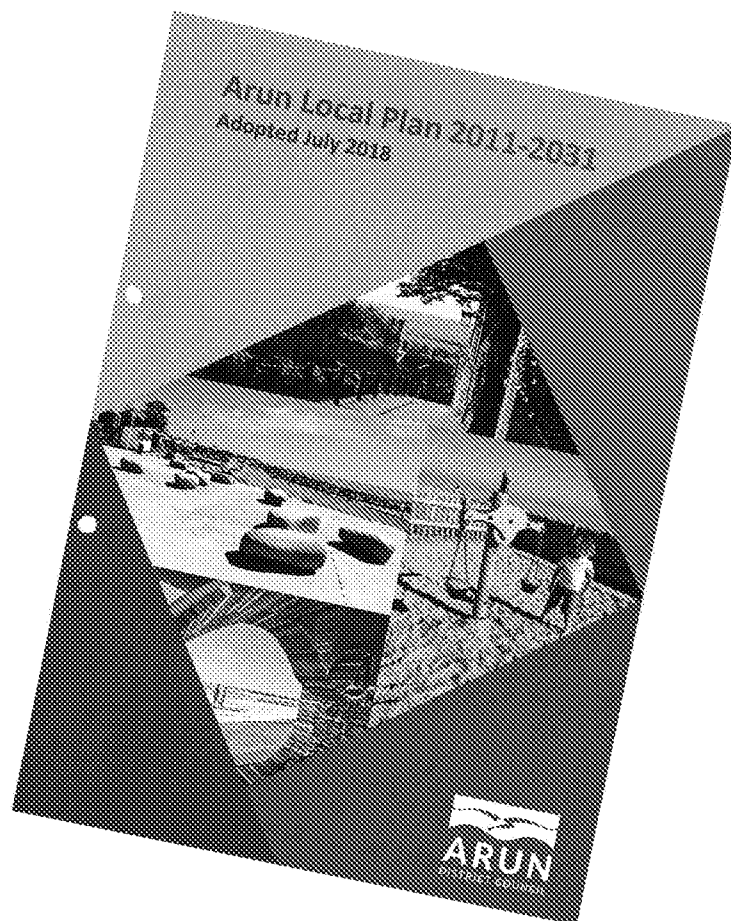
Proposals affecting heritage assets

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

- 5.3 In this case, an assessment has been made to determine the harm, if any, that the proposed development may cause to the adjacent Listed Building and all the designated and non-designate heritage assets. The Heritage Statement submitted with this application concludes that the proposed development will cause no harm to the significance of these assets.

(ii) *The Local Development Plan*

- 5.4 The current Development Plan comprises the saved policies of Arun District Local Plan and the emerging Local Plan Publication Version October 2014.



Arun District Council Local Plan 2011-2031 adopted July 2018

Policy	Description
SD SP1	Sustainable Development
SD SP2	Built up Area Boundary
C SP1	Countryside
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
EMP DM1	Employment Land: Development Management
ENV DM4	Protection of Trees
ENV DM5	Development and Biodiversity
HER DM3	Conservation Areas
W DM2	Flood Risk
QE DM4	Contaminated Land

SD SP1 Sustainable Development

The Council will take a positive approach that reflect the presumption in favour of sustainable development and will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements.

- 5.5 The proposal is considered to be sustainable development in that it is using brownfield land to provide a mix of housing, a convenience store, a community building, public car parking and public toilets. This accords with Arun's HELAA for the site for 18 dwellings.

H DM1 Housing Mix

The Council will seek a mix of dwelling types and sizes to include affordable housing units.

- 5.6 The housing mix has been devised after consultation with the Parish Council regarding their housing needs and aspirations for this site. Affordable housing as per the definition of being below the market value are not being proposed on the site. It is considered that the community benefits proposed provide the balance in favour of the application. The housing mix is a mix of 1 and 2 bedroom apartments, and 1, 2 and 3 bedroom houses. This provides a housing mix for a wide variety of housing needs in Angmering. It is considered that the proposal is in accordance with this policy.

EMP DM1 Employment Land: Development Management

Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use.

- 5.6 The site is currently vacant as the previous use as a car show room and workshop has been relocated to a site on the A259 which better suits the needs of the company. The proposal accords with the HELAA for the site, which considers that 18 dwellings on the site would be deliverable. The proposed development will provide employment opportunities in the convenience store and the Parish building, bring back employment opportunities which no longer exist at this part of the village. Therefore the proposal is in accordance with the policy.

D SP1 Design

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from a thorough site analysis.

- 5.7 The proposed development accords with this policy as demonstrated in the planning application. The design of the dwellings has been informed by the surrounding characteristics. It is considered that the design of the buildings enhances the local area, particularly the Conservation Area by re-instating important building lines and active frontages in both Water Lane and High Street.

D DM1 Aspects of Form and Design Quality

When considering any application for development the Council will have regard to the following aspects, character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout-movement, layout-legibility, public art, density, scale, aspects of form and design quality.

- 5.8 The proposals accord with this policy as stated above the design is informed by the local vernacular.

ENV DM4 Protection of Trees

Development will be permitted where it can be demonstrated that trees protected by a TPO identified as Ancient Woodland or in a Conservation Area will not be damaged or destroyed, in a Conservation Area or contributing to local amenity will not be damaged or destroyed now and as they reach maturity unless the removal will be for good arboriculture practice, or where the benefits of removal will outweigh the loss.

- 5.9 An Arboricultural Impact Assessment and Method Statement has been submitted with this application.

ENV DM5 Development and biodiversity

Development schemes shall in the first instance seek to achieve a net gain in biodiversity and protect existing habitats on site. All developments shall have regard to Natural England's standing advice for protected species.

- 5.10 A Preliminary Ecological Appraisal was undertaken on 10th December 2018 and is submitted with this application.

HER SP1 The Historic Environment

Planning permission for development proposals that conserve or enhance the historic environment of the District, based on the approach that designated heritage assets including listed buildings, structures and their settings and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

- 5.11 The Heritage Statement submitted with this application demonstrates that the proposals are in accordance with this policy.

HER DM1 Listed Buildings

Proposals affecting Listed Buildings will require the preservation or enhancement of the historic character, qualities and special interest of the buildings, be necessary and not detrimental to the architectural and historical integrity of the Listed Building.

- 5.12 A Heritage Statement has been submitted with this application which demonstrates that the Listed Buildings both adjacent and close to the site have been considered when developing this proposed development.

HER DM3 Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area consent will normally be granted provided that new buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings.

- 5.13 The Conservation Area will be enhanced by the proposed development which has been designed specifically to reflect the local vernacular and features which inform the Conservation Area. This is demonstrated by both the proposed design drawings and the submitted Heritage Statement.

W DM2 Flood Risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where a sequential tests accords with the NPPG, a site specific FRA demonstrates that the development will be safe, including access and egress without increasing flood risk elsewhere and reduce flood risk overall. The sustainability benefits to the wider community are clearly identified and the scheme identified adaptation and mitigation measures.

- 5.14 A full FRA with sequential and exceptions tests have been submitted with this application.

QE DM4 Contaminated Land

The Council promotes, and will permit the use of previously developed land and the remediation of contaminated land to ensure that land is brought back into use, provided that it can be demonstrated that the risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development.

- 5.15 A Ground Contamination Report has been submitted with this application which demonstrates that the proposal is in accordance with this policy.

- (iii) *Angmering Neighbourhood Plan 2014-2029*
- The Core Objective is to retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village.
- 5.16 The proposed development is in accordance with this objective.
- Policy HD2 Parish Housing Allocation
- In order to provide for at least 100 new homes during the plan period 2014-2029 the Plan allocates the following sites for housing development as shown on the Proposals Map
- At least 20 dwellings on the Chandlers site in the centre of the village.
- 5.17 The proposal is in accordance with this policy, proposing 19 dwellings plus other community benefits.
- Policy HD3 Housing Mix**
Proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs. Proposal should provide for a mix of housing sizes and the delivery of smaller and fewer larger dwellings in encouraged.
- 5.18 Discussions have taken place with the Parish Council to ensure the housing mix is in accordance with the Parish local needs. The mix proposed is for 3 x 1 bed apartments, 5 x 2 bed apartments, 2 x 1 bed houses, 4 x 2 bed houses and 5 x 3 bed houses (19 in total).
- Policy HD4 Materials**
New developments should seek to reflect local materials and features evident in the immediate surrounding area. This is particularly the case for building that are within the Conservation Area.

- 5.19 The materials proposed will be sensitive to the historic environment with detail paid to fenestration.

Policy HD5 Built Form

New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings.

- 5.20 The design of the houses have been specifically designed to capture historic elements of the surrounding conservation area as is demonstrated in the elevational drawings. Particular attention has been paid to the conservation area with the houses in High Street designed to reflect those rising up the street. The community building has been sensitively designed to enhance the conservation area and sit comfortably with the listed building Eachways without causing any preserved harm.

Policy HD6 Housing Layout and Design

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.

- 5.21 This has been taken into consideration in the site layout and design drawings submitted in this application.

Policy HD7 Housing Density

Within the built up area boundary development must be of a density appropriate for and in keeping with the setting of the immediate surrounding area.

- 5.22 It is considered that this policy has been adhered to in the proposal.

Policy ER2 Local Employment

Proposals for change of use or redevelopment which would result in the loss of employment use will only be acceptable if they demonstrate the premises or site is no longer required for employment use in terms of need

or demand, by the premises or site having been marketed for a period of not less than one year of employment use and no occupier has been found and that the alternative use proposed will be a positive contribution to the sustainability of Angmering.

- 5.23 In this case, Chandlers BMW have relocated to a new site on the A259 and the site has been vacant for the past 3 years. The previous use employed across 4 sites was 88 staff with an increase to 110 at the new site. The proposed commercial use would employ 3 full time and 15 part time staff. The Parish would employ 4 office staff, with potential for 2-3 in the future, as well as cleaners and ground staff. The site has been empty for 6 years and the overall relocation of the use to another site and the development of the site for mixed use has resulted in an overall increase in employment in Angmering.

Policy EH1 Development in the Conservation Area

For development drawings should show the proposals in relation to their surroundings and will include a street elevation and sections across the street, and indicate the proposed palette of materials as well as details of how window openings relate to the elevation.

- 5.24 This policy has been taken into account in the drawings and a street elevational drawing submitted.

Policy EH3 Flood Prevention

Angmering is categorised as at a medium to high risk of flooding from rainfall runoff from the land and is also a groundwater emergence zone assigned the highest risk categories. Any new development must ensure that the prospect flooding within the development is mitigated and does not increase the flooding impact on surrounding properties.

- 5.25 A Flood Risk Assessment has been submitted with this application.

Policy HA3 Chandlers Site

The site will provide at least 20 dwellings and will be designed to reduce the risk of flash flooding to new and existing properties. Strong support will be given for the site to provide an additional dedicated pedestrian crossing to enable safe crossing of Water Lane and to link to the existing footpath to provide the best possible safe route access to the centre of the village and local schools. Support would also be given for the provision of additional short term parking spaces for shoppers using the core retail area as part of the development.

- 5.26 This policy has been taken into consideration, the planning application is as a result of negotiations with the Parish Council and includes 19 dwellings, a convenience store, community building and public car parking and toilets. The submitted FRA deals with flooding in detail.

Policy TM4 Parking in Village Centre

The provision within development applications for additional car parking within the village retail area will be supported.

- 5.27 In this application addition car parking for the retail area is being proposed in accordance with this policy.

Housing and Economic Land Availability Assessment 2019

Reference A1513 Chandlers BMW Site, Water Lane

The site has been vacated by BMW who have relocated. It is considered to be brownfield. Status: Deliverable for 18 dwellings. Designation for Residential/Commercial.

- 5.28 The proposal is deliverable for 19 dwellings, in accordance with this objective, as well as a convenience store, community building, public toilets and public car parking.

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	A1
Site Location	Mayflower Way (South of)
Parish	Angmering
Grid Reference	507263 - 103279
Strategic Allocation Site	No
Neighbourhood Plan Site	Yes
Settlement	Angmering
Local Plan Area	Inland Arun Area
Site Area	0.42
Net Developable Area	0.42
Viability Typologies	5-MG12
Description of Site and Existing Use	The site lies to the south and west of Mayflower Way, Angmering. It is roughly rectangular in shape, covered in grass and surrounded by hedging. Development lies to both the western and eastern boundaries. Grassland
Existing Use	Greenfield
Potential Use for Evaluation	Residential
Constraints	Ground water flood risk
Suitability Summary	The area to the south of Mayflower Way is a Neighbourhood Plan allocation and as such is considered suitable for housing.
Availability Summary	The presence of a current planning application to develop the site is a clear indication that the site is available for development. Further, the land has been transferred to the Angmering Community Land Trust which is proposing to develop 12 affordable properties.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable Commitment

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield		
35			14			12		
2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
0	0	0	0	12	0	0	0	
2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	

(REPLACESPP 000)

6.0 The Reason that Planning Approval should be granted

(i) Principle of Development and Sustainability

- 6.1 The site is within the Built up Area boundary as defined in the Local Plan and is a site specific policy site therefore development is acceptable in principle. The site is currently unoccupied and if left let will dilapidate into disrepair. The proposed development is in accordance with local and national plan policies. In addition to housing, the proposal is to provide public toilets and public car parking within the village centre in accordance with the desires of the Angmering Neighbourhood Plan, as well as a convenience store and parish building.

(ii) Previous History (A/15/13)

Proposed demolition of existing Chandlers BMW dealership and Phares Courtledge and erection of 22 dwellings (including 7 affordable dwellings) with associated car parking, access roads and landscaping.

- 6.2 The design of the houses did not appear to relate to the surrounding character of the area and was withdrawn. The Historic Buildings Officer stated that the design should be more sensitive to the Conservation Area. The Flood Risk Assessment needed to be more robust. It should be noted that the Council Engineers objected to the application as the flood issue had not be sufficiently dealt with. In this case a full FRA has been submitted with the application which includes mitigation measures that have taken place.
- 6.3 The Parish Council objected to the application, whilst recognising that they supported the principle of housing on the site. Additionally the Parish stated the need for a thriving village centre and additional public car parking. No footpath was proposed and residents would have to step straight into the road. The FRA and Transport Assessment were not considered to be satisfactory.
- 6.4 These issues have been taken into consideration in preparation of this application.

(iii) Allocated Site – Chandlers BMW Site

- 6.5 As stated above, the site is allocated in both the Neighbourhood Plan and Arun District HELAA for both residential and commercial. The proposed development is in accordance with the site allocation to provided mix use development as specified within the Neighbourhood Plan.

(iv) Effects on the Heritage Assets

- 6.6 The site is partially within the Angmering Conservation Area within the High Street. The site is adjacent to Eachways which is a Listed Building Grade II. A Heritage Statement has been submitted with the application to assess the potential effects on the heritage assets.
- 6.7 The Statement at paragraph 83 states "the shared views to and over Listed buildings will be enhanced by provision of well-considered and locally distinctive design which re-instates important building lines and active frontages".
- 6.8 With regard to the Conservation Area, the Heritage Statement concludes that the proposed development enhances the setting of the Conservation Area. The proposed development will "experience minimal change in terms of the perception of development within the site. The quality of the proposed development has the potential to be an enhancement to the setting of the conservation area."
- 6.9 The proposed development does not cause any harm to any of the heritage assets and rather creates an opportunity to enhance these assets by making reference to the past streetscape.
- 6.10 Overall, it is considered that the proposed development represents an enhancement to the historic environment in this part of Angmering as demonstrated within the Heritage Statement.



Fig.2 View showing current adjacent to Eachways

(v) Access

- 6.11 A Transport Assessment and Stage 1 Safety Audit have been submitted with this application which deals in detail with access issues. The site is currently served by 5 access points 3 situated in Water Lane and 2 in High Street. As part of the development one of the accesses at the southern end of High Street will be stopped up, which will improve highway safety at this junction with Water Lane. Both access points can safely accommodate delivery.

- 6.12 Water Lane is located adjacent to the A280 and leads onto the A259 and A27. The Angmering Station is 1.5k south of the site. As is the South Coast Cycle Route with continuous cycle access to Worthing and Littlehampton. The site is served by a regular bus service to Littlehampton, Worthing, Chichester, Portsmouth and Brighton.

- 6.13 The parking demand for the residential properties is 28 spaces and 28 spaces are proposed. Car parking provision for the convenience store is for 16 spaces and for the Parish building 4 spaces. This is in accordance with the aspirations of the Neighbourhood Plan.

- 6.14 Pedestrian access will be served from a new footway running along the site frontage connecting the existing footway on Water Lane and the internal footway of the site. The accesses would be facilitated by a pedestrian crossing. In addition a dedicated pedestrian access would be situated at the south east corner of the site by linking the proposed dwellings to the footpath as shown on the layout plan.

- 6.15 Cycle parking is provided for each of the uses, for the dwellings within the garages or specific cycle stores located in rear gardens as shown on the site plan. For the convenience shop and Parish building at the front of the site in stands.

6.16 The Transport Statement concludes that the additional daily trips resulting from the proposed development would have a negligible impact upon the local road network highway capacity and safety.

6.17 The Safety Audit concluded that the footway adjacent to the lay-by should be of sufficient width for pedestrians to pass whilst a delivery vehicle is unloading to serve the retail unit. The loading bay lay-by has been removed from the application. Unloading will take place within the site.

(vii) Flooding and Drainage

6.18 The site is within Flood Zones 1 2 & 3 with a high probability of flooding. The FRA submitted with this application deals with this issue thoroughly. Since the last flooding event in 2012 Operation Watershed was undertaken to the Black Ditch which runs through Angmering and is culverted under Water Lane. A webcam has been installed which allows the ditch to be monitored to ensure prompt action which may be caused by any damage or blockage. Additionally the entrance to the culvert was updated and a new grill installed to prevent blockages. Also the ditch was un-silted downstream from the village centre to prevent back-up flows. These mitigation measures will ensure an improved conveyance of flows and reduce the risk of flooding. Sustainable drainage measures such as the installation of permeable paving, blue roofing and a controlled outfall will enable overland flows can be attenuated on site and released to the drain without causing surface water flooding on site. Full details are in the FRA submitted with this application.

Finished floor levels in flood zone 3a will be at 6.40 AOD as determined by the FRA.

Sequential Test – The site is in a highly sustainable location in the centre of the village. There are no alternative locations within the village available for significant development of mixed use, within the built up area boundary. This is the optimal location for a convenience store located close to the village centre. The residential development will help sustain the village commercial area and create employment opportunities in the village.

Exception Test – If it is not possible to relocate the site under the sequential test, an exception test should be applied. Therefore it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. In this case substantial mitigation has taken place to significantly reduce the flood risk, and the proposed development provides a mixed form of development. It provides much needed housing within the centre of the village, a convenience store, a Parish Council building, public toilets and public car parking which is also required in this area of the village. The community action plan that informed the Neighbourhood plan, one of the stated needs was for public toilets in the village centre, this application is proposing to provide these. Additionally the proposed development is a sustainable form of development, redeveloping a redundant site, which for the past 6 years has added no benefit to the community.

(viii) Ecology

6.19 A Preliminary Ecological Appraisal was undertaken on 10th December 2018 and is submitted with this application. It is recommended that a bat activity survey of building B2 and B3 should be undertaken. This will need to be undertaken during the upcoming season and before any demolition takes place.

(ix) *Arboriculture*

- 6.20 The Arboricultural Impact Assessment and Method Statement submitted with this application concludes the proposed removal of trees T01 and T05 are of low value, that tree protection measures will protect the remaining trees and that new tree planting is proposed.

(x) *Design and Layout*

- 6.21 Care has been taken in the layout of this mixed use site. There is a proposed public footpath that runs from the site to the High Street alongside of the proposed Parish building and Eachways. This footpath will be lit with low level lighting and CCTV to ensure the footpath is safe for pedestrians at all times.
- 6.22 The Parish building is located adjacent to the Listed Building Eachways, and to avoid any adverse loss of amenity, the building is set back from the road side where it was original proposed to accommodate the wishes of the residents of Eachways. This is a two storey dwelling of early 19th century of knapped flint and tiled roof.
- 6.23 The dwellings have been designed to be in character with those particularly in the High Street to provide consistency going up the hill with the previous line of development that has been demolished over time. This bring a cohesion to the centre of the village, which becomes focused around the community building.
- 6.24 The scale of development reflects that of the existing development and the materials are a mix of painted brick or render, flint, weatherboarding and clay tiles or natural slate.
- 6.25 In addition to the dwellings, a flint wall is to be reintroduced in the High Street reflecting that at Eachways.

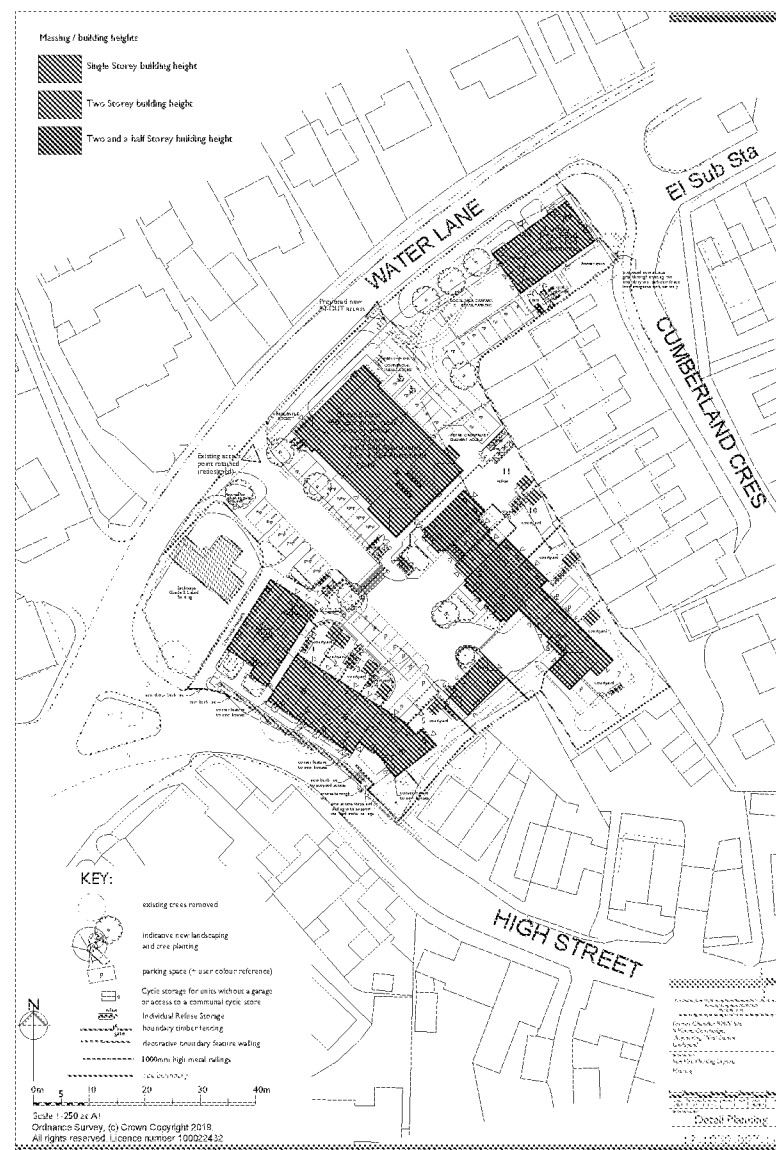


Fig 3 Block Plan

(xi) *Affordable Housing and Housing Mix*

- 6.26 Discussions have taken place with the Parish Council to ensure the housing mix is in accordance with the Parish local needs. The mix proposed is for 3 x 1 bed apartments, 5 x 2 bed apartments, 2 x 1 bed houses, 4 x 2 bed houses and 5 x 3 bed houses (19 in total). It is stated in the preamble to policy HA3 of Angmering Neighbourhood plan that the development of the site offers the opportunity to increase parking provision within the village centre and that this could be achieved by reducing the percentage of affordable housing.
- 6.27 It is considered that the community benefit in the form of a new community convenience store, community Parish building, public toilets and public parking bring a significant community benefit, along with the housing mix of 1 and 2 bed apartments and 1, 2 and 3 bedroom homes providing a mix of smaller more affordable homes to Angmering weighs the balance in favour of this development. As stated above the Neighbourhood plan paragraph 11.29 states, "The Chandlers site is seen as having the potential to improved parking provision within the village centre by providing additional parking. It may be that this is done by reducing the percentage of affordable housing."

(xii) *Ground Contamination*

- 6.28 Due to the previous use of the site for a car dealership with workshops, a Ground Contamination Risk Assessment Report has been submitted with this application. This deals in depth with the soil conditions. The potential contamination sources identified are:
- Underground fuel storage tanks and former vehicle workshop.
 - Above ground heating oil and waste oil tanks and potential underground waste oil tanks.
 - Backfilled pit to the east of the site
 - Made ground associated with historical demolition and redevelopment of the site.
- 6.29 As a result further investigation and assessment is recommended following the demolition and clearance of the existing infrastructure. A suitable radon resistant membrane should be installed within the floor slab as a precaution. The remediation works should be dealt with as a separate remediation strategy and verification plan, as part of an environmental condition.

(xiii) *Employment*

- 6.30 The previous use as a car showroom and workshop employed 88 members of staff over four sites rising to 110 at the new site. The site has been left empty for 3 years with no commercial activity on the site. The proposed use as a convenience store will employ 3 full time staff and 15 part time members of staff. Therefore overall the proposed redevelopment of the site has resulted in a net increase in employment opportunities in the area.

(xiv) *S106 Agreement*

- 6.31 It is intended to submit a S106 Agreement after agreeing Heads of Terms with the Council.

(xv) *Statement of Community Involvement*

- 6.32 Discussions have been ongoing with the Parish Council both substantially before and continuing after the public meeting of 25th June 2018 and has been on the agenda of several Parish Council public meetings throughout the process. The model below was presented to the public meeting on 25th June 2018 and had been amended following comments.

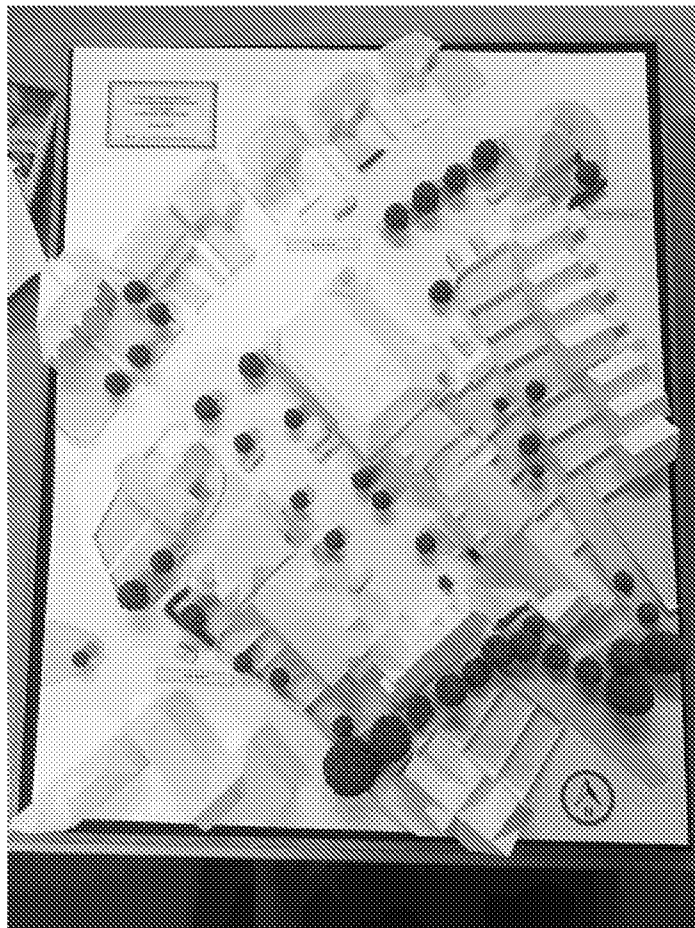


Fig 4 Model

7.0 Summary and Conclusions

- 7.1 The site has been allocated in both the Arun District Local Plan and the Angmering Neighbourhood Plan for mixed commercial and residential uses.
- 7.2 A previous application was withdrawn as there was insufficient information submitted particularly regarding flooding and contamination and the design of the dwellings was not in character with the surrounding area and historic context. This application has submitted a full FRA which addresses the flooding issues, including the fact that a number of mitigation measures have already taken place to alleviate flooding. A Ground Contamination report has been submitted with the application, which demonstrates that the potential for contamination can be mitigated.
- 7.3 The design of the buildings has been informed by the local vernacular and particularly the heritage assets around this central part of Angmering. The proposals are considered to enhance the heritage assets by drawing on the historic context to inform the design. This is considered in detail in the Heritage Statement.
- 7.4 The proposed development offers a significant community benefit to local residents and has been developed as a result of consultation with the Parish Council. It represents sustainable development in consultation with local needs.
- 7.5 Local employment will be reintroduced back into the village centre by the provision of a convenience store and the Parish building.
- 7.6 There are community benefits which add value to the development in that public car parking for the village centre are part of the proposed development and also public toilets.

- 7.7 It is therefore considered that this application represents the wishes of Angmering residents as expressed in the Neighbourhood Plan and that the application should be approved as it represents sustainable development representing the core values of national and local policies.



Fig. 4 Showroom and Houses Opportunity



West Suite, Coles Yard Barn, North Lane, Clanfield, PO8 0RN

Tel: 02392 597 139

Email: info@neamesutton.co.uk

Web: www.neamesutton.co.uk

Company No. 07164666

Company Registered Address: 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA.