

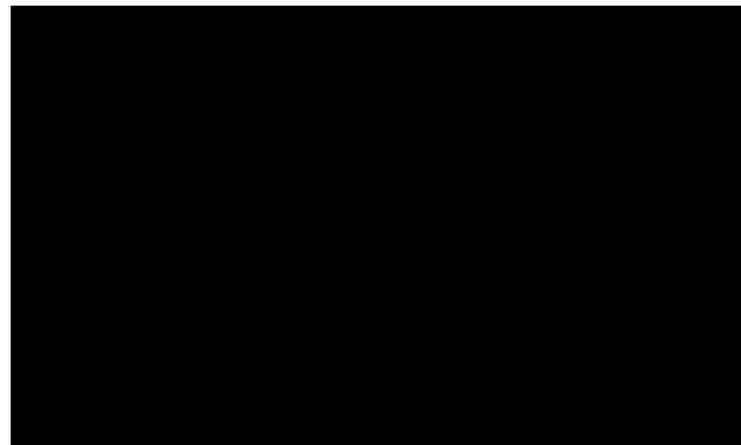
**Land North of Mayflower Way,
Angmering, West Sussex, BN16 4AY**

**Planning Application for the Erection of 24 Dwellings with Garaging
and Open Resident and Visitor Parking, with a New Access from
Mayflower Way; Provision of Hard and Soft Landscaping and
Open Space; Foul and Surface Water Drainage Systems;
and Other Works**

PLANNING, DESIGN & ACCESS STATEMENT
Prepared for Crayfern Homes Ltd



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1.0 INTRODUCTION AND TERMS OF REFERENCE

A Introduction

- 1.1 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. Paragraph 11 of the NPPF confirms that local plans should meet objectively assessed needs for development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or if specific policies in the NPPF indicate that development should be restricted. The paragraph also confirms that development proposals which accord with the local plan should be approved without delay.
- 1.2 In this context, Part 5 of the NPPF advises on 'Delivering a sufficient supply of homes'; and paragraph 59 confirms that *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 1.3 Policies HD1, HD2 and HA1 of the 'Made' Angmering Neighbourhood Plan 2014-2029 provide for and confirm an allocation of at least 66 dwellings on around 5.37 hectares of land (with around 3 hectares identified as developable) to the north of Mayflower Way, in Angmering. **Appendix 1** of this Planning, Design & Access Statement contains an extract from the Neighbourhood Plan that includes these Policies.

B Terms of Reference

- 1.4 Of the land to the north of Mayflower Way allocated for at least 66 dwellings by Policy HA1 of the Angmering Neighbourhood Plan, Crayfern Homes has contracted to purchase (on a 'subject to planning' basis) the part of the allocation which extends as far north from Mayflower Way as the Shrublands Nursery. Crayfern Homes has agreed terms with Angmering Parish Council to access a housing development on this part of the allocation from Mayflower Way (the Parish Council owns Mayflower Way); and through the District Council, has also agreed terms to help facilitate the delivery of a scheme of 12 affordable dwellings granted full planning permission under ref. A/219/17/PL on 18 October 2018 to the Angmering Community Land Trust, on allocated land owned by the Parish Council on the southern side of Mayflower Way.

- 1.5 Having contracted to purchase the southernmost part of housing allocation HA1 to the north of Mayflower Way (hereinafter referred to as the application site), Crayfern Homes instigated Pre-application discussions with Arun District Council on 28 April 2017. Following a number of meetings and exchanges of correspondence, this Pre-application Enquiry Process concluded with positive feedback received from Officers on 10 October 2017; and Crayfern Homes' consultant team has therefore prepared this detailed planning application for the application site's development with 24 dwellings with garaging and open resident and visitor parking, with a new access from Mayflower Way; provision of hard and soft landscaping and open space; foul and surface water drainage systems; and other works.
- 1.6 This Planning, Design & Access Statement presents, explains and supports the application proposal, with reference to a description of the application site and its surroundings; the plans and other particulars which comprise the application; the outcome of pre-application discussions with Arun District Council; and an analysis of National, District and Neighbourhood planning policies relevant to the application's determination. This Statement also confirms arrangements relating to provision of car and cycle parking, and for the storage and collection of refuse and recyclables; and also deals with arrangements for the payment of financial contributions and delivery of affordable housing. Accordingly, this Planning, Design & Access Statement should be reported to Committee if the application is determined by this method.
- 1.7 The application is accompanied by the following additional documents:
- A full suite of application plans, as per the Drawing Schedule prepared by Crossley Design Architecture;
 - A Transport Statement dated 8 October 2018, including a plan ref. ITB13658-GA-001 Rev. B for the site's proposed access and a Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B, prepared by i-Transport;
 - A Preliminary Ecological Appraisal & Phase 1 Habitat Assessment and a Reptile Presence/Absence Survey Report prepared by the Ecology Co-op; and Arun District Council's Biodiversity Checklist;
 - An Arboricultural Assessment & Method Statement dated 12 October 2018 with Tree Protection Plan ref. 18044-BT2; and a Manual for Managing Trees on Development Sites v2.1, prepared by Barrell Treecare;

- A Drainage Strategy Statement dated March 2018; Drainage Strategy Layout plan ref. ES1539-602-01 Rev. L; and Longitudinal Sections ref. ES1539-503-01 Rev. B, prepared by Escher Silverman; and
- A Phase 1 Desk Study dated November 2016; an Infiltration and Contamination Letter Report dated December 2016; a Groundwater Letter Report dated May 2016; and a Compiled Ground Investigation Report dated February 2019, prepared by Soils Limited.

1.8 This Statement will not repeat the content of the documents listed above – they should instead be referred to when the application proposal is determined in light of the development plan and all other material planning considerations.

1.9 Crayfern Homes is prepared to negotiate the delivery of reasonable financial contributions linked to the site's development through a S106 Agreement. An early discussion with the application's Case Officer regarding this matter would be welcome.

2.0 SITE LOCATION AND SITE DESCRIPTION

- 2.1 The application site lies on the southern edge of Angmering, a short distance to the north of East Preston, which lies to the east of Littlehampton and to the west of Ferring. The A259 provides easy access to Littlehampton and Worthing, to the west and east respectively; and the A280, to the east of Angmering, gives easy access northwards to the A27 between Chichester, Arundel and Brighton and Hove. Angmering benefits from a full range of local shops, services and employment opportunities; and Littlehampton and Worthing together provide a comprehensive range of shops, services, facilities and employment opportunities. Public transport infrastructure serving the local area is extensive; and includes Angmering railway station, a short distance to the south of the site and the A259.
- 2.2 The application site is broadly flat, of a regular square shape and has an area of around 0.94 hectares. It has an open frontage with Mayflower Way, on its southern boundary, which joins Roundstone Lane to the east. The site's western, northern and eastern boundaries contained by poor quality trees and other vegetation; and an extensive area of public open space adjacent to the Angmering School lies directly to the west of the site, accessed from the end of Mayflower Way. Commercial uses lie adjacent to the site's eastern boundary, again accessed from Mayflower Way; and the rather unkempt Shrublands Nursery lies directly to the north of the site, beyond overhead power lines that run east-west. Existing housing lies along the southern side of Mayflower Way, together with the allocated land owned by the Parish Council that now has full planning permission under ref. A/219/17/PL for 12 affordable dwellings, to be delivered by the Angmering Community Land Trust.
- 2.3 The main body of the application site is devoid of vegetation and is being used for the sorting and recycling of inert waste. As such, it has a derelict and despoiled appearance, which detracts significantly from its surroundings. As Previously Developed Land (PDL) – 'brownfield' land – and in the context of its developed surroundings and allocation for housing, the application site's development as proposed by this application would therefore 'infill' or 'round off' the developed confines of Angmering in this location and make best use of 'brownfield' land for housing in a sustainable location.
- 2.4 **Appendix 2** of this Statement contains copies of the application's Location Plan and a Google Earth image of the area surrounding the application site, with the application site outlined in red.

3.0 RELEVANT PLANNING HISTORY

A Pre-application Enquiry Ref. PAA/96/17 – April 2017

- 3.1 Having contracted to purchase the application site, Crayfern Homes instructed MatPlan Limited to lodge a Pre-application Enquiry for the site's proposed development. The Pre-application Enquiry was lodged on 28 April 2017 and was dealt with under reference PAA/97/77 by Mr David Easton, Senior Planning Officer.
- 3.2 The Pre-application Enquiry was based upon a proposed Site Plan showing the application site's development with 24 dwellings, served from a new access off Mayflower Way. A meeting was held on site with Mr Easton on 23 June 2017, to discuss the proposal; and later at the District Council's Offices on 12 July 2017, with Housing Officers and other stakeholders also present. Mr Easton provided feedback on the Site Plan submitted with the Pre-application Enquiry and this was subject to a number of revisions, culminating in Site Plan ref. 2.10P6.
- 3.3 Based upon Site Plan ref. 2.10P6, Mr Easton responded formally to Crayfern Homes' Pre-application Enquiry by way of a letter dated 10 October 2017. A copy of this letter is contained in **Appendix 3** of this Statement, together with a copy of Site Plan ref. 2.10P6. It will be noted that Mr Easton's letter concluded that a planning application made for the site's development along the lines of Site Plan ref. 2.10P6 would be likely to be recommended for approval.
- 3.4 Crayfern Homes is grateful to Mr Easton and his colleagues for their assistance and input to the application site's Pre-application Enquiry ref. PAA/96/17, which has enabled a proposal for the site's development to be revised and finessed to take the form now comprised in this planning application. As such, Crayfern Homes hopes this planning application will be determined favourably and would welcome an early discussion with the application's Case Officer to expedite matters.

4.0 PLANNING POLICY CONTEXT

A The National Planning Policy Framework (NPPF)

- 4.1 A revised version of the National Planning Policy Framework (NPPF) was published in February 2019 and advice relevant to the application proposal is summarised in the following paragraphs.
- 4.2 As with its previous version, the NPPF establishes a presumption in favour of sustainable development. Paragraph 11 confirms that for plan-making, this means that plans should positively seek opportunities to meet the development needs of their area, with sufficient flexibility to adapt to rapid change; and that for decision-taking, proposals that accord with the development plan should be approved without delay. As will be set out in later paragraphs of this Statement, the application proposal receives direct support from relevant policies in the Arun Local Plan 2011-2031 and the 'Made' Angmering Neighbourhood Plan 2014-2029 and therefore, by definition, comprises sustainable development.
- 4.3 Part 5 of the NPPF sets out advice on 'Delivering a sufficient supply of homes', with paragraph 59 confirming the Government's objective of '*...significantly boosting the supply of homes...*'; and paragraph 61 confirming that these homes should include those for families with children. This is precisely what the application proposal will deliver. Part 11 of the NPPF is devoted to advice aimed at 'Making effective use of land' – paragraph 117 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses; and paragraph 119 requires local planning authorities to take a proactive role in identifying and helping to bring forward such land.
- 4.4 Paragraphs 122 and 123 of the NPPF set out advice aimed at 'Achieving appropriate densities', making it clear that planning policies and decisions should support development that makes optimal and efficient use of land; and should avoid housing being built at low densities. The application site is in an accessible and sustainable location relative to facilities, services and public transport infrastructure in Angmering and in the Littlehampton/Worthing area; and the application proposal will make efficient use of Previously Developed Land (PDL, or so-called 'brownfield' land) allocated for housing in the Angmering Neighbourhood Plan, without resort to overdevelopment or other adverse external impacts.

- 4.5 Part 12 of the NPPF deals with 'Achieving well-designed places'. Paragraph 124 confirms that good design is a key aspect of the sustainable development; creates better places to live; and helps to make development acceptable to communities. Paragraph 127 confirms that planning policies and decisions should ensure developments function well and add to the overall quality of an area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish a strong sense of place; optimise the potential of a site to accommodate an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, with a high standard of amenity.
- 4.6 The application proposal receives support from the above advice. Firstly, the site's hosing layout will integrate with surrounding uses, protecting privacy, amenity and outlook; and it will provide a significant amount of new soft landscaping where none currently exists, including a new area of open space along the site's northern boundary. Furthermore the dwellings proposed on the site's southern boundary will present a high quality street scene on Mayflower Way, where none currently exists.
- 4.7 Secondly, the proposed dwellings' elevations have been designed with variations in external materials and finishes; and will present a varied 'street frontage' of different styles and designs along Mayflower Way and the development's estate roads, reflecting the best architecture found in the locality. Thirdly, the proposed dwellings will be provided with generous private rear gardens and landscaped areas to their fronts. Overall, the site's development will have a real sense of quality, as evidenced by the application site's layout, coloured 'street scene' elevations and the elevations for individual dwellings.
- 4.8 Lastly, the application site's new access from Mayflower Way will be safe and satisfactory and the proposed dwellings will be provided with adequate parking in the form of garages and en-curtilage parking, with adequate space to store cycles and with space to store bins for refuse and recyclables unobtrusively. Bins will be left at the kerbside for collection; and the application's Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B shows that a refuse vehicle will be able to negotiate the site's proposed housing layout satisfactorily.

- 4.9 Paragraph 38 of the NPPF states that local planning authorities should approach decision-taking in a positive and creative way; and work proactively with applicants to approve applications for sustainable development that improves the economic, social and environmental conditions of the area. Paragraphs 39 to 46 advise upon 'pre-application engagement and front loading', encouraging applicants and local planning authorities to engage in pre-application discussions to resolve as many issues as possible prior to the formal submission of a planning application.
- 4.10 As described in Section 3.0 and **Appendix 3** of this Statement, the application proposal has been the subject of a Pre-application Enquiry, dealt with under ref. PAA/97/77 by Mr David Easton, Senior Planning Officer at Arun District Council. Crayfern Homes is very grateful to Mr Easton and his colleagues for dealing with the Pre-application Enquiry in such a timely, helpful and proactive manner. Indeed, Officer feedback from the Pre-application Process has helped the proposal for the site's development to be revised and finessed to take the form now submitted.

B The Arun Local Plan 2011-2031

- 4.11 The Arun Local Plan 2011-2031 was adopted with Main Modifications by resolution of Full Council on 18 July 2018. The Local Plan 2011-2031 is now part of the statutory development plan for the part of Arun District that lies outside the South Downs National Park; and those of its Policies that are relevant to the application proposal are explored below.
- 4.12 **Policies SD SP1 and SD SP1a** confirm that the District Council will take a positive approach reflecting the NPPF's presumption in favour of sustainable development, to approve proposals for development and sustainable wherever possible, *inter alia* providing for the District's housing needs. The application proposal receives support from these policies.
- 4.13 **Policy SD SP2** confirms that development will be permitted within Built Up Area Boundaries. The application site forms the southern part of a larger area of land allocated for at least 66 dwellings under Policy HA1 of the Angmering Neighbourhood Plan 2014-2029, consistent with an amendment made to Angmering's Built Up Area Boundary under Policy HD1 of the Neighbourhood Plan. As such, the application proposal enjoys clear planning policy support in principle.

- 4.14 **Policy H DM1** deals with housing mix, requiring proposals to yield a mix of dwelling types and sizes, to include family sized accommodation. The application proposal will yield a mix of 2, 3 and 4 bedroom family dwellings, of different types and sizes; and therefore enjoys clear support from this Local Plan Policy.
- 4.15 **Policy D SP1** deals with design generally, requiring proposals to make efficient use of land in the context of their surroundings and site characteristics; and in terms of the layout, landscaping, density, mix, scale, massing and character of development and its materials, finish and architectural details. **Policy D DM1** deals with these design considerations and aspects of design quality in more detail, *inter alia* requiring housing proposals to make the best and most efficient use of land, providing for a mix of dwelling types and densities whilst respecting local character and amenity; requiring a high standard of design generally, in terms of architectural principles, use of building materials and appropriate hard and soft landscaping; requiring proposals to incorporate existing and new tree planting as an integral part of their layout; and requiring the scale of development to conform with the general character of a locality.
- 4.16 The application proposal complies with Local Plan **Policies D SP1 and D DM1** - it will make efficient use of available land, which is also 'brownfield'; it will create an attractive, high quality housing development that will respect and enhance its surroundings; the layout of housing proposed will not have an adverse effect on adjoining occupiers and has been laid out to facilitate the development of land to the north, comprising the remainder of that allocated under Policy HA1 of the Angmering Neighbourhood Plan; pedestrians and vehicles will be able to move about the site's proposed housing layout safely in accordance with Local Plan Policy T DM1; and the site's proposed housing layout provides for vehicle parking and open space in accordance with Local Plan Policies T SP1 and INF SP1 respectively.
- 4.17 **Policy T SP1** deals with transport and development, *inter alia* requiring development to incorporate adequate levels of car parking and facilities for charging electric and plug-in hybrid vehicles. The application proposal's Site Plan ref. 2.10 shows that adequate vehicle parking will be provided for the number and size of dwellings proposed, together with adequate visitor parking; and Crayfern Homes will agree to a planning condition requiring details for charging electric and plug-in hybrid vehicles to be agreed with the District Council prior to commencement of the site's development.

- 4.18 The application proposal therefore complies with Local Plan **Policy T SP1**; and also complies with **Policy T DM1**, in terms of it providing for safe and convenient movement by pedestrians and cyclists and adequate facilities for safe and secure cycle storage.
- 4.19 **Policy ENV DM5** deals with biodiversity, requiring development proposals to seek to achieve a net gain in biodiversity, incorporating items such as bat and bird boxes and networks of green spaces. The housing layout shown on Site Plan ref. 2.10 shows a framework of Green Infrastructure incorporating items such as new tree planting and provision of open 'green space' generally. Items such as bird and bat boxes can be secured and delivered by planning condition. As such, the site's development as proposed will deliver a net gain in biodiversity, compared to the site's current status as 'brownfield' land; and **Policy ENV DM5** is complied with.
- 4.20 **Policy W DM3** deals with Sustainable Urban Drainage Systems (SUDS), requiring all development proposals to incorporate SUDS features such as permeable driveways and parking and soakaways. The Drainage Strategy Report and Drainage Strategy Layout plan ref. ES1539-602-01 Rev. L prepared by Escher Silverman to form part of this application demonstrate that this Policy can be complied with, subject to the imposition of appropriate planning conditions on any grant of planning permission.
- 4.21 **Policy INF SP1** deals generally with development and the provision of infrastructure, confirming that fair and reasonable contributions may be sought from developers towards the cost of infrastructure, service or amenity provision required as a consequence of development. The open space proposed on the northern part of the site will, together with that already immediately to the west, be adequate to serve the needs of new residents. Otherwise, Crayfern Homes is prepared to negotiate the delivery of reasonable financial contributions linked to the site's development through a S106 Agreement and would welcome an early discussion with the application's Case Officer regarding this matter.

C The Angmering Neighbourhood Plan 2014-2029

- 4.22 The Angmering Neighbourhood Plan 2014-2029 was 'Made' on 11 March 2015 and comprises a key part of the Development Plan against which the application proposal should be considered. As such, Neighbourhood Plan Policies that are relevant to the application proposal are explored below.

- 4.23 **Policy HD1 and Figure 6.1** set a Built Up Area Boundary for Angmering, including a revision to cover the allocation of land to the north and south of Mayflower Way for housing under **Policies HA1** (to include the application site) **and HA2**.
- 4.24 **Policy HD2** confirms that the Neighbourhood Plan will provide for at least 100 dwellings between 2014-2029 on three allocations: north and south of Mayflower Way for at least 66 dwellings and 16 dwellings respectively; and for at least 20 dwellings on the Chandlers Site in the village centre. The allocations north and south of Mayflower Way are specifically covered by **Policies HA1 and HA2** respectively; and the application site comprises the southern part of the former. The latter allocation comprises land owned by Angmering Parish Council that has full planning permission for 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018, to the Angmering Community Land Trust.
- 4.25 **Policy HD3** deals with the mix of housing on sites proposed for more than six dwellings and encourages the delivery of more smaller and fewer larger dwellings, citing evidence from the District's SHMA which recommends a mix of 5-10% one bedroom dwellings; 25-35% two bedroom dwellings; 45-55% three bedroom dwellings; and 10-15% dwellings with four bedrooms and more. The application proposal's Site plan ref. 2.10 provides for 33% two bedroom dwellings, 41% three bedroom dwellings and 25% four bedroom dwellings - the same proportions as the proposal put forward and agreed under Pre-application Enquiry ref. PAA/96/17 – and therefore complies broadly with Neighbourhood Plan Policy HD3.
- 4.26 **Policy HD4** deals with the use of materials in development, generally requiring these to reflect local features and materials – stock brick, flint, hanging clay tiles and pastel renders – and to be integrated into the design of a development. **Policies HD5 and HD6** take Policy HD4 further, in dealing respectively with the built form of development and housing layout and design, generally encouraging integration with the character of surrounding development; high quality design incorporating traditional built forms; and the use of high quality materials and soft landscaping. The application proposal complies with these Policies.

- 4.27 Lastly, **Policy HD7** deals with housing density, generally requiring development within Angmering's Built Up Area Boundary to be of a density appropriate to its surroundings. Albeit that the application site does not immediately adjoin areas of existing housing, the density of development proposed by the application is around 26dph. This compares favourably to the density envisaged for the 3 hectares of developable land allocated for 66 dwellings by Neighbourhood Plan Policy HA1, of which the application site roughly comprises a third. As such, the application proposal's housing density is proportionate and makes the best use of an allocated 'brownfield' site without resort to over development.

D Conclusions

- 4.28 In light of the assessment set out above, it is clear the application proposal complies with relevant national, local and neighbourhood planning policy. This is a key material consideration in favour of granting planning permission. Crayfern Homes is encouraged by the Officer support shown for the application proposal at the Pre-application Stage and hopes this formal planning application for the site's development will be granted.

5.0 DESCRIPTION OF THE APPLICATION PROPOSAL

A Layout, Design and Scale

- 5.1 With reference to the application proposal's Site Plan ref. 2.10, it is proposed to develop the application site with 24 dwellings, comprising eight 2 bedroom houses, ten 3 bedroom houses and six 4 bedroom houses, served from a new access off Mayflower Way. The 2 bedroom houses will be constructed as semi-detached units with assigned parking and as link-detached units with garages and driveway parking; the 3 bedroom houses will be constructed as semi-detached units with assigned parking or garages with driveway parking and as link-detached units with garages and driveway parking; and the four bedroom houses will all be detached with integral garages and driveway parking.
- 5.2 All the dwellings proposed on site will be two storey in height; will incorporate traditional design cues; and will be constructed from high quality external materials. The proposed dwellings will have a spacious layout and will be arranged as varied 'street frontages' to Mayflower Way and along the development's estate roads; and the dwellings at the northern end of the site will address and integrate properly with the area of open space proposed along the site's northern boundary. Otherwise, all 24 dwellings will be set within generous curtilages, with a secure private rear garden and an open frontage incorporating hard and soft landscaping.
- 5.3 The density of development proposed by the application is around 26dph. This compares favourably to the density envisaged for the 3 hectares of developable land allocated for 66 dwellings by Neighbourhood Plan Policy HA1, of which the application site roughly comprises a third. As such, the application proposal's housing density is proportionate and makes the best use of an allocated 'brownfield' site - overdevelopment cannot be alleged. In fact, the application proposal will make a positive contribution to the street scene Mayflower Way, where none currently exists.
- 5.4 Overall, the application proposal will deliver a development of high quality family housing, on allocated 'brownfield' land wholly suitable for the same. To help ensure this will indeed be the case, Crayfern Homes will accept the imposition of planning conditions requiring the approval of the external materials and finishes for the proposed dwellings, prior to the commencement of development.

B Access and Parking

- 5.5 The application site's development will proceed as a cul-de-sac, served from a single landscaped access off Mayflower Way – application plan ref. ITB13658-GA-001 Rev. B for the site's proposed access should be referred to for more detail in this regard. The site's estate roads will be block paved, or similar; and will function as shared surfaces, albeit that a different surface treatment along the eastern side of the site's main estate road will denote a route for use by pedestrians. Allied with a 'kink' midway along the site's main estate road and granite setts across the same, the design, specification and layout of the site's estate roads will help to keep vehicle speeds low.
- 5.6 Units 1-7 on the site's southern boundary will be served directly from Mayflower Way, to either side of the site's main access; and Units 8-10 and 18-24 on the body of the site will be served directly from its main estate road. Units 11-17 on the northern part of the site will be served from shared surfaces leading off to the east and west from the site's main access road, with these houses having an attractive open front aspect to the area of open space proposed along the site's northern boundary.
- 5.7 The 2 bedroom houses proposed on site will be constructed as semi-detached units with assigned parking and as link-detached units with garages and driveway parking; the 3 bedroom houses will be constructed as semi-detached units with assigned parking or garages with driveway parking and as link-detached units with garages and driveway parking; and the four bedroom houses will all be detached with integral garages and driveway parking. The 4 bedroom houses will have space to accommodate three parked cars, whereas the 2 and 3 bedroom houses will have space to accommodate two parked cars.
- 5.8 Garages will be of a size to allow for a parked car, with additional space provided for cycles and ancillary domestic storage. Houses without garages will be provided with a secure cycle shed in their rear gardens. Every dwelling will be provided with space to store bins for refuse and recyclables unobtrusively. Bins will be left at the kerbside for collection; and the application includes a Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B, showing that a refuse vehicle will be able to negotiate the site's development layout safely and satisfactorily.

- 5.9 The application is supported by a Transport Statement, which concludes that the application site is well located relative to local facilities and services and public transport infrastructure; and that the site's proposed development will not have a noticeable impact upon the local highway network. Accordingly, the site's development can proceed without any adverse highways implications; and the application's Transport Statement should be referred to for more detail in this regard.

C Trees and Landscaping

- 5.10 The application site is devoid of vegetation and that along its boundaries is of very poor quality. As such, the application's Site Plan ref. 2.10 shows a housing layout set within a framework of new, high quality hard and soft landscaping, including around 0.14ha of open space proposed along the site's northern boundary. The extensive area of public open space adjacent to the Angmering School lies directly to the west of the site and is easily and freely accessible from the end of Mayflower Way.
- 5.11 Furthermore, the dwellings proposed on site will be set within generous curtilages, with secure private rear gardens and open frontages incorporating hard and soft landscaping. High quality close boarded fencing will run along the site's boundaries and will separate dwellings' rear gardens, which will be accessed via side gates or rear alleyways. Accordingly, the proposed dwellings will be set within an attractive and comprehensive landscape framework, including a new area of open space, in stark contrast to the site's current unattractive and despoiled appearance as a 'brownfield' site. Best use will be made of the site without overdevelopment – the application proposal will not be 'imposed' upon the locality but will instead significantly improve the locality's character and appearance
- 5.12 Crayfern Homes will accept the imposition of a planning condition requiring the approval of a hard and soft landscaping scheme for the site, prior to the commencement of development; and for the approved scheme to be implemented in the first planting season after the practical completion or first occupation of the site's development, whichever is earlier. Crayfern Homes will also accept the imposition of a planning condition requiring any soft landscaping which is removed, which dies or which becomes seriously damaged or defective, to be replaced as soon as reasonably practicable with others of the species, size and number as originally approved.

D Ecology

- 5.13 The application proposal is accompanied by a Preliminary Ecological Appraisal & Phase 1 Habitat Assessment and a Reptile Presence/Absence Survey Report, prepared by the Ecology Co-op. Although the Preliminary Ecological Appraisal & Phase 1 Habitat Assessment confirms that the application site currently has low/negligible ecological value, the Reptile Presence/Absence Survey has identified that the site supports a very small population of slow worms. These will be accommodated on the proposed area of new open space adjacent to the application site's northern boundary, as shown on the application's Site Plan ref. 2.10.
- 5.14 Crayfern Homes will commit to agreeing and delivering a Reptile Translocation Strategy prior to the commencement of the site's development by way of planning conditions. Furthermore, Crayfern Homes will commit to delivering the various ecological enhancements (new species-rich hedgerows and the inclusion of bat and bird boxes attached to new dwellings) recommended by the application's Preliminary Ecological Appraisal & Phase 1 Habitat Assessment by way of planning conditions, confident that the application site's development can proceed without site-specific or wider adverse ecological impacts.

E Foul and Surface Water Drainage Assessment

- 5.15 As the application site has an area of less than 1ha and lies within Flood Zone 1, with the lowest probability of flooding, this application does not have to be accompanied by a Flood Risk Assessment (FRA). However, infiltration tests have been conducted, which have confirmed that the site's development can utilise soakaways and permeable paving for surface water disposal. The site's main access road will be drained by gullies that will discharge into an open graded granular sub-base and the site's sub strata.
- 5.16 Foul drainage will be catered for by a new sewer connecting to an existing public sewer in Parsons Close, to the north east. The new sewer will be able to drain by gravity and as well as serving the application site, will be constructed to serve housing allocation HA2 to the south of Mayflower Way, which already has full planning permission for a scheme of 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018 to the Angmering Community Land Trust. It is understood that Southern Water will not object to this arrangement.

- 5.17 The application's Drainage Strategy Report and Drainage Strategy Layout plan ref. ES1539-602-01 Rev. L, prepared by Escher Silverman, should be referred to for more detail but in summary, the application site's development as proposed can proceed without being at risk of flooding; without increasing the risk of flooding elsewhere; and with satisfactory arrangements for surface water and foul drainage. Crayfern Homes will accept the imposition of planning conditions requiring details of the site's surface water and foul drainage systems to be approved prior to the commencement of development; and for the approved systems to be commissioned ready for use prior to the first occupation of any dwelling on site.

6.0 OTHER MATTERS

A Financial Contributions

- 6.1 Crayfern Homes is prepared to negotiate a package of financial contributions with Arun District Council and/or West Sussex County Council as a consequence of the site's development, subject *inter alia* to any such contributions being agreed upon as justified as necessary; directly related to the redevelopment proposed; fairly and reasonably related in scale and kind to the redevelopment proposed; and reasonable in all other respects – thereby satisfying the tests set out in paragraph 56 of the NPPF and S122 of the 2010 Community Infrastructure Levy Regulations.
- 6.2 The package of financial contributions negotiated as a consequence of the application proposal will be delivered by way of a S106 Agreement. An early discussion with the application's Case Officer regarding this matter would be welcomed.

B Affordable Housing Statement

- 6.3 As set out previously in this Statement, land owned by Angmering Parish Council on the southern side of Mayflower Way is allocated for housing under Policy HA2 of the Angmering Neighbourhood Plan; and has full planning permission for a scheme of 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018, to the Angmering Community Land Trust.
- 6.4 Crayfern Homes has worked closely with Angmering Parish Council and the Angmering Community Land Trust to agree terms whereby Crayfern Homes will pay the Parish Council a financial consideration for the right to access the application site from Mayflower Way (the Parish Council owns Mayflower Way); and pay Arun District Council a financial contribution to be used by a Community Land Trust to deliver affordable housing within Angmering Parish. This arrangement would be delivered by way of a S106 Agreement; and was agreed in principle at the Pre-application Stage with the District Council's Housing Enabling Officer, Andy Elder, and latterly with Arjan de Jong, the District Council's Interim Housing Strategy & Enabling Manager.

- 6.5 Crayfern Homes understands that the District Council's intends to make its financial contribution available to the Angmering Community Land Trust, to help deliver the scheme of affordable housing consented under ref. A/219/17/PL, on allocation HA2 to the south of Mayflower Way. Crayfern Homes has successfully delivered affordable housing on other schemes within Arun District and is delighted that the application proposal will help to deliver affordable housing on land already consented for the same within Angmering Parish.

7.0 SUMMARY AND CONCLUSIONS

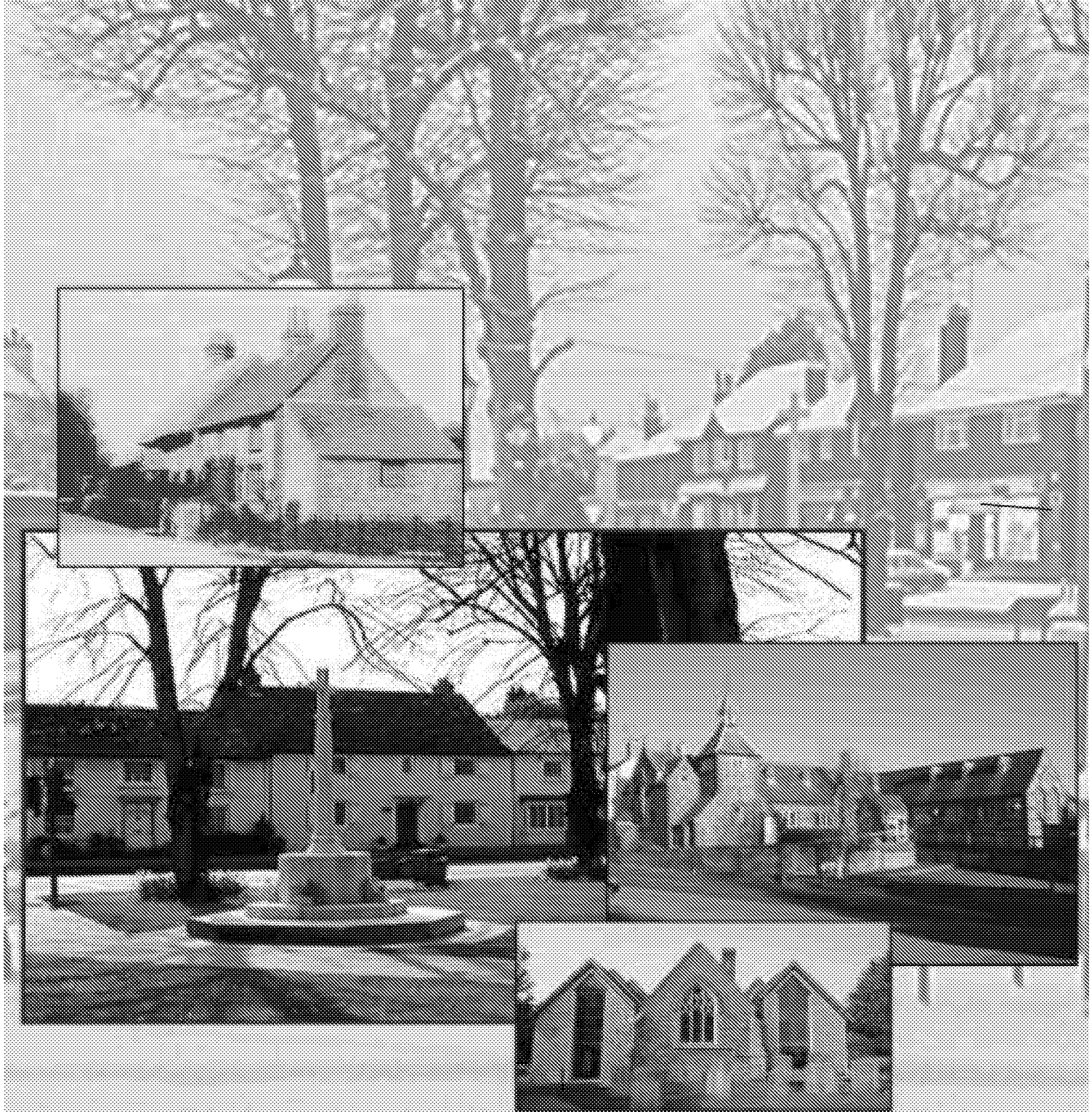
- 7.1 This application seeks detailed planning permission for the erection of 24 dwellings with garaging and open resident and visitor parking, with a new access from Mayflower Way; provision of hard and soft landscaping and open space; foul and surface water drainage systems; and other works, on land to the north of Mayflower Way, Angmering, West Sussex, BN16 4AY. This Planning, Design and Access Statement forms part of this application; sets the planning policy context for the same; and describes the application proposal in detail.
- 7.2 The application site lies in a very sustainable position in relation to facilities, services, educational and employment provision, recreational facilities and public open space and public transport infrastructure in Angmering and in Littlehampton and Worthing nearby. Indeed, the application site forms the southern third of 3ha of land to the north of Mayflower Way, which is allocated for at least 66 dwellings by Policy HA1 of the 'Made' Angmering Neighbourhood Plan 2014-2029. Land owned by Angmering Parish Council on the opposite side of Mayflower Way is allocated for at least 16 dwellings by Policy HA2 of the Neighbourhood Plan; and has full planning permission for a scheme of 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018, to the Angmering Community Land Trust.
- 7.3 On behalf of Crayfern Homes, MatPlan Limited lodged a Pre-application Enquiry for the application site's development on 28 April 2017. The Pre-application Enquiry was dealt with by Mr David Easton, Senior Planning Officer, under reference PAA/97/77. Following Pre-application Meetings with Mr Easton and others, a proposal for the application site's development with 24 dwellings was revised to culminate in a proposed Site Plan ref. 2.10P6, which Mr Easton confirmed in a letter dated 10 October 2017 would be likely to be recommended for approval. Copies of these documents are contained in **Appendix 3** of this Statement.
- 7.4 Crayfern Homes is grateful to Mr Easton and his colleagues for their assistance and input to the application site's Pre-application Enquiry ref. PAA/96/17, which has enabled a proposal for the site's development to be revised and finessed to take the form now comprised in this planning application.

- 7.5 With reference to the application proposal's Site Plan ref. 2.10, the application site will be developed with eight 2 bedroom houses, ten 3 bedroom houses and six 4 bedroom houses. As such, the proportions of dwelling sizes proposed (33% two bedroom dwellings, 41% three bedroom dwellings and 25% four bedroom dwellings) broadly complies with Neighbourhood Plan Policy HD3. Moreover, the application proposal's 26dph density compares favourably with the density envisaged for the 3 hectares of developable land allocated for 66 dwellings by Neighbourhood Plan Policy HA1 - best use will be made of an allocated 'brownfield' site without overdevelopment.
- 7.6 The proposed dwellings will have a spacious layout and will be arranged as varied 'street frontages' to Mayflower Way and along the development's estate roads. The dwellings at the northern end of the site will address and integrate properly with 0.14ha of new open space proposed along the site's northern boundary. Otherwise, every dwelling will be set within a generous curtilage, with a secure private rear garden and an open frontage incorporating hard and soft landscaping. The application proposal will therefore deliver a development of high quality family housing on 'brownfield' land; and will make a positive contribution to the street scene on Mayflower Way, where none currently exists.
- 7.7 The 2 bedroom houses will be constructed as semi-detached units with assigned parking and as link-detached units with garages and driveway parking; the 3 bedroom houses will be constructed as semi-detached units with assigned parking or garages with driveway parking and as link-detached units with garages and driveway parking; and the four bedroom houses will all be detached with integral garages and driveway parking. Garages will be of a size to allow for a parked car, with additional space provided for cycles and ancillary domestic storage. Houses without garages would be provided with a secure cycle shed in their rear gardens.
- 7.8 The application proposal will therefore meet the District Council's relevant standards for car parking and cycle storage. Furthermore, each proposed dwelling will be provided with space to store bins for refuse and recyclables unobtrusively; and the application's Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B shows that a refuse vehicle will be able to negotiate the site's development layout when making kerbside collections.

- 7.9 Overall, the site's development will have a real sense of quality; can proceed without any adverse highways implications or arboricultural or ecological impacts; receives support from the NPPF; and complies with relevant Policies in the Arun Local Plan 2011-2031 and the 'Made' Angmering Neighbourhood Plan 2014-2029.
- 7.10 Crayfern Homes has worked closely with Angmering Parish Council and the Angmering Community Land Trust to agree terms whereby Crayfern Homes will pay the Parish Council a financial consideration for the right to access the application site from Mayflower Way (the Parish Council owns Mayflower Way); and pay Arun District Council a financial contribution to be used by a Community Land Trust to deliver affordable housing within Angmering Parish. Crayfern Homes understands that the District Council intends to make its financial contribution available to the Angmering Community Land Trust, to help deliver the scheme of affordable housing consented under ref. A/219/17/PL, on allocation HA2 to the south of Mayflower Way. This arrangement would be delivered by way of a S106 Agreement; and was agreed in principle at the Pre-application Stage with the District Council's Housing Enabling Officer, Andy Elder, and latterly with Arjan de Jong, the District Council's Interim Housing Strategy & Enabling Manager.
- 7.11 Otherwise, Crayfern Homes is prepared to deliver through a S106 Agreement reasonable financial contributions as a consequence of the site's development, subject to any such contributions being justified; and will accept planning conditions to deliver other aspects of the site's redevelopment, such as external materials, hard and soft landscaping, foul and surface water drainage and ecological enhancements.
- 7.12 On the basis of the information submitted with this application, Arun District Council is respectfully requested to grant planning permission for the application site's development, subject to a S106 Agreement and the imposition of planning conditions. Crayfern Homes' professional advisers would be pleased to discuss the application proposal in more detail with the application's Case Officer as part of this process.

APPENDICES

APPENDIX 1



Angmering

Neighbourhood Plan 2014 - 2029

Including Post Examination Comments

6 HOUSING

Objective	Policy Index
Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village.	HD1: Built up area Boundary HD9: Phasing of Residential Development
Allocate the most appropriate sites to accommodate 100+ new dwellings.	HD2: Parish Housing Allocation
New housing is provided to meet local housing needs.	HD3: Housing Mix
New development reflects the local character of its setting and local surroundings.	HD4: Materials HD5: Built form HD6: Housing Layouts & Design HD7: Housing Density
Parking provision can clearly demonstrate it is adequate and discourages on-road parking.	HD8: Parking for New Developments

Objective: The identification of land for possible future housing sites for a minimum of 100 new dwellings between 2014 and 2029 in accordance with ADC's Local Plan, based on local housing need, location appropriateness and availability.

Ensuring any new development does not have an unacceptable impact on the character of its environment and is implemented alongside identified infrastructure needs

Built-up Area Boundary

- 6.1 It is expected that the bulk of development will be focused within the built up area of Angmering village. The village needs to accommodate a degree of growth in order to prosper. However, this must be balanced against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside that surrounds it.
- 6.2 Policy GEN2 of the adopted Arun Local Plan provides a Built-up Area Boundary for Angmering. It states that:

"Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies."

HD1: Built-up Area Boundary

The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and

that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The Built-up Area Boundary is shown in Figure 6.1 below.

- Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in **the Plan**.
- This Policy proposes that a change is made to the BUAB to enclose a 1.47 hectare area of land at Mayflower Way allocated for housing under Policies HA1 and HA2 of **the Plan** as shown in figure 6.1.

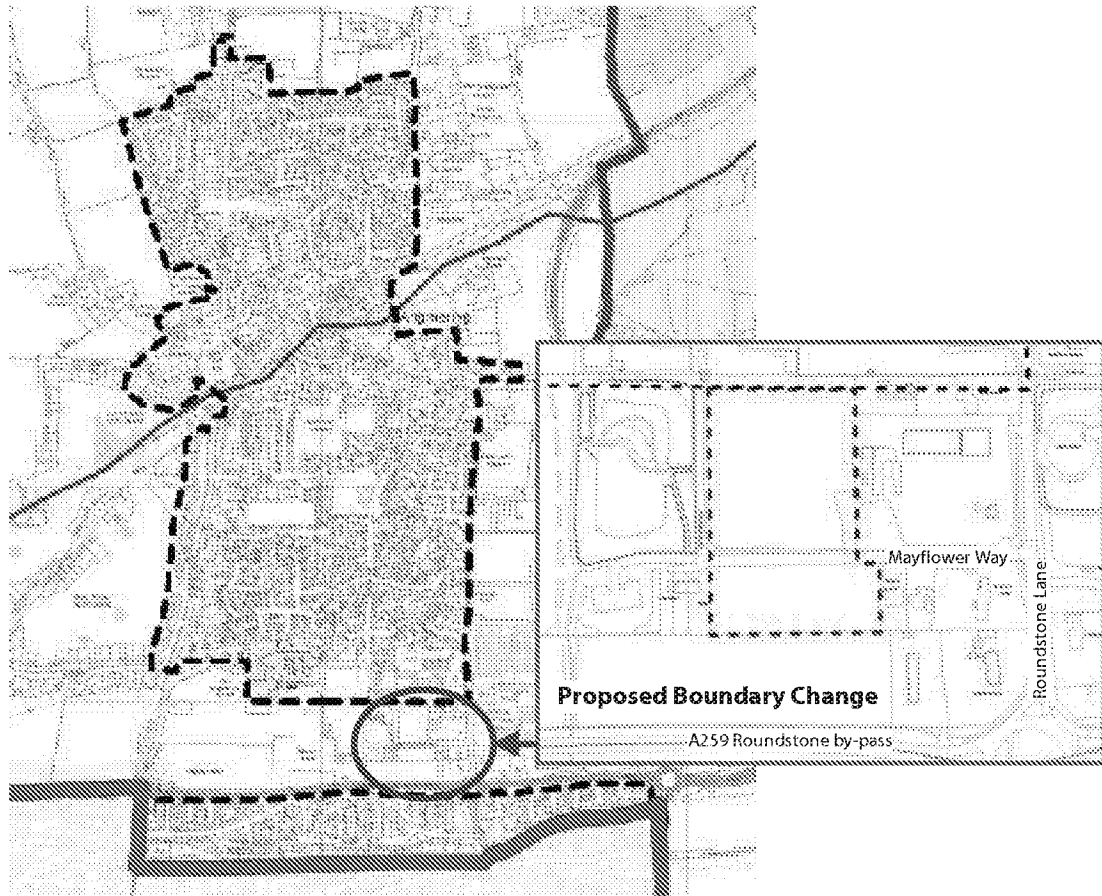


Figure 6.1: Black Dotted lines show Built-up Area Boundary with map showing proposed Boundary change

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, subject to the development principles outlined:

- At least 66 dwellings on land at Bramley Green South (Mayflower Way).
- At least 16 dwellings on the Field in Mayflower Way.
- At least 20 dwellings on the Chandlers site in the centre of the village.

Details and maps of the proposals are under Chapter 11 - Parish Housing Allocation.

11 PARISH HOUSING ALLOCATION

- 11.1 This Chapter of the Neighbourhood Plan allocates land for residential development.
- 11.2 The approach taken in the Angmering Neighbourhood Plan (**the Plan**) is to identify housing allocations which achieve the objectives of **the Plan**, whilst also providing a clear spatial strategy for delivering the emerging Arun Local Plan housing requirement for the parish. The proposed allocations exceed the minimum requirement for 100 dwellings to be delivered in the parish between 2014 and 2029.
- 11.3 Although Angmering is referred to as the “largest inland parish”, nearly 60% of the parish is in the South Downs National Park, outside **the Plan** area. Other constraints such as green infrastructure corridors and Local Gaps are shown by the map in Chapter 3 Figure 3.8: Spatial Challenges and Constraints to Development.

Site Selection Criteria

- **Availability** – if the site is available for development;
 - **Suitability** – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
 - **Achievability** - if there is a reasonable prospect that housing will be developed on the site, in respect of a judgement about its economic viability.
- 11.4 In order to deliver the minimum 100 new homes required in **the Plan** period 2014 - 2029, **the Plan** allocates the following sites for housing development:
- Bramley Green South (Mayflower Way);
 - Field in Mayflower Way;
 - Village Centre site (Chandlers Garage relocation).

SITE ALLOCATION – BRAMLEY GREEN SOUTH (MAYFLOWER WAY)

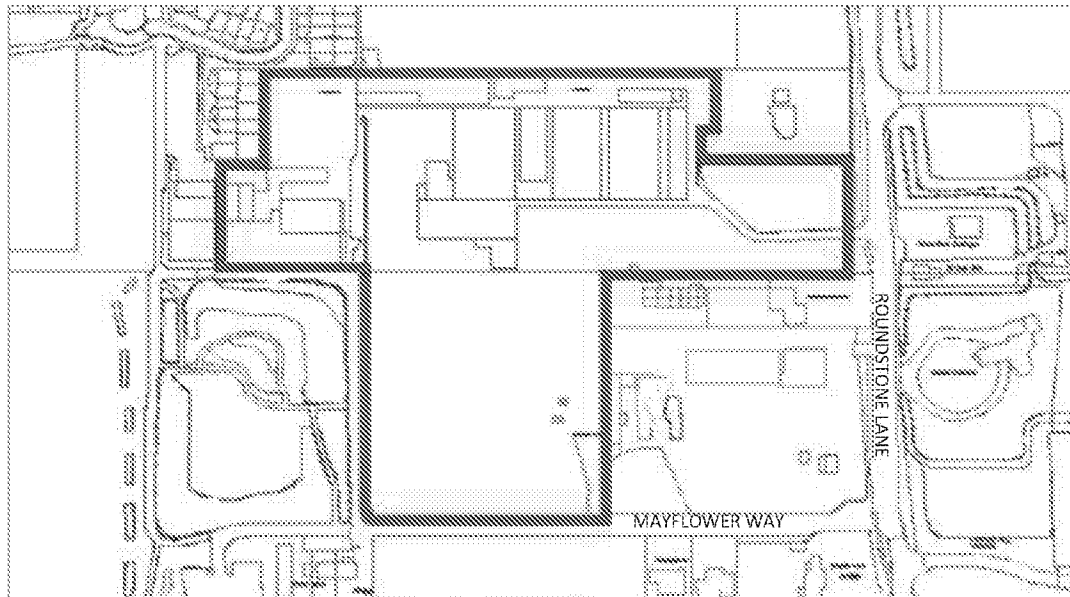


Figure 11.1: Map showing Bramley Green South (Mayflower Way) site

- 11.5 The site comprises a derelict nursery, waste ground, scrubland and a disused cement works. The overall area covers approx. 5.37 hectares.
- 11.6 The area identified by **the Plan** as available to develop would be a total of approximately 3 hectares and will take up to 66 dwellings.
- 11.7 In addition an area of approximately. 0.31 hectares will be allocated for allotments.
- 11.8 The De Bellis Nursery site is approx. 1.65 hectares with provisional plans in the pipeline, which include affordable housing.
- 11.9 The former concrete works has been unusable since the Bramley Green estate expanded too close to the boundary, forcing closure of the business. Similarly to the De Bellis Nursery site, the owner has provisional plans ready, which include affordable housing.
- 11.10 Waste ground used as a building storage yard and has been out of use since the Bramley Green estate was completed. Currently the site contains several derelict buildings which are often the scene of anti-social behaviour.
- 11.11 There is a further waste/scrubland area consisting of 1.0 hectare, which, due to its overgrown nature, attracts unsociable activities and unmanaged bonfires.
- 11.12 The historic uses of the site have the potential to cause contamination. The area is located on a Principal Aquifer so is sensitive in terms of groundwater quality. It is important to ensure that groundwater quality is protected. Development of these sites may also present opportunities for land remediation.
- 11.13 Although partly extending outside the current Built-up Area Boundary, the site is well placed and easily integrated into the footpath and cycle networks on the Bramley Green estate, providing easy access to the secondary school, reasonable access to the village centre and the primary schools along existing routes. See Appendix A (Map A8 – SHLAA Appendix 7 Angmering Sites Assessment Map.(Site 101)).

HA1: Bramley Green South (Mayflower Way)

Development at the site must provide at least 66 dwellings; associated open space; allotments; and screening to protect the outlook and minimise noise and disturbance for occupiers. Where possible, the proposal should seek to provide a safe route to the centre of the village and local school."

The risks from any potential contamination on these sites must be fully investigated in line with Environment Agency recommendations.

SITE ALLOCATION – FIELD IN MAYFLOWER WAY

- 11.14 The shortage of affordable housing in Angmering for local people is a result of high house prices driven up by demand from an influx of commuters, coupled with restricted scope for new house building in **the Plan** area.
- 11.15 Although this site lies just outside the current built-up area boundary and is in the Green Infrastructure corridor, the ability to provide affordable housing for the local community outweighs this fact.
- 11.16 The site already has access to public open spaces and the existing facilities on the Bramley Green estate, including playgrounds, the skate park and the footpath/cycle network.

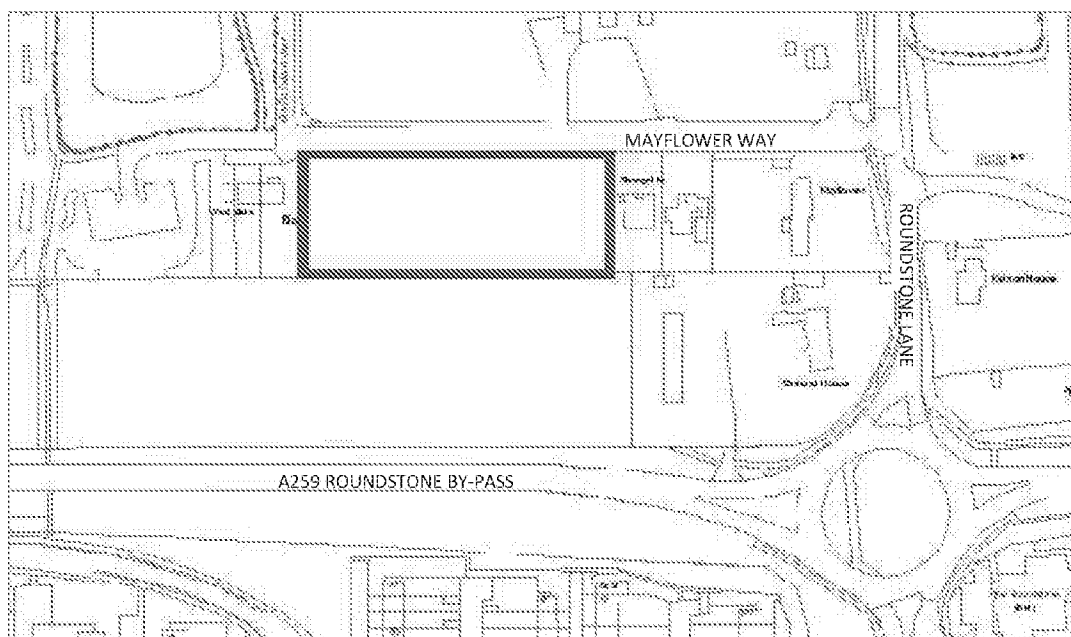


Figure 11.2: Map showing Field in Mayflower Way site

- 11.17 The Field in Mayflower Way is situated immediately to the south of the Bramley Green South (Mayflower Way) site, which gives it the added advantage of being able to be developed as part of a larger site, providing flexibility of the location of amenity space.
- 11.18 The site is approximately 0.4 hectares, with dwellings at either end of the site and a protective bund restricting entry to foot passage only.

- 11.19 The site had been used by a children's football club for several years, until travellers broke down the fencing and moved onto the field. This became a regular occurrence. As a result, the football club were unable to use the field, despite major clear up operations by the Parish Council who engaged professional teams on each occasion to clear the field.

After the third occurrence the Parish Council took major steps to re-enforce the site against unwanted guests. This was done by installing a bund the length of the field and putting large boulders at the entrance.

- 11.20 To date it has appeared to have achieved its objective, but it has left the field unusable except for dog walkers. The maintenance is high, the bund is a continuous drain on public funds to maintain, with no benefit to the community, and the immediate neighbours constantly live under the threat of more unwelcome visitors arriving at any time.

- 11.21 This field is owned by the Parish Council and would make an ideal site for the development of small, affordable housing for the Parish needs as shown in the Housing needs survey.

HA2: Field in Mayflower Way

The site will provide at least 16 dwellings, including 2-3 bed affordable homes and associated green space.

The risks from any potential contamination on the site must be fully investigated in line with Environment Agency recommendations.

SITE ALLOCATION – CHANDLERS SITE

- 11.22 Chandlers is a BMW franchise located in the village centre. They are re-locating to a new larger purpose built site within the Parish, with a proposed increase in the number of jobs. Therefore there will be no loss of jobs through re-development of this site.

- 11.23 Some of the cars parked in Water Lane and along the High Street during the day belong to Chandlers' employees. Therefore the relocation of Chandlers is seen as having both the potential to solve the current problem of current on-street parking in the area, as well as the possibility of negotiating provision of short-term car parking in the village centre for shoppers as part of the re-development of the site.

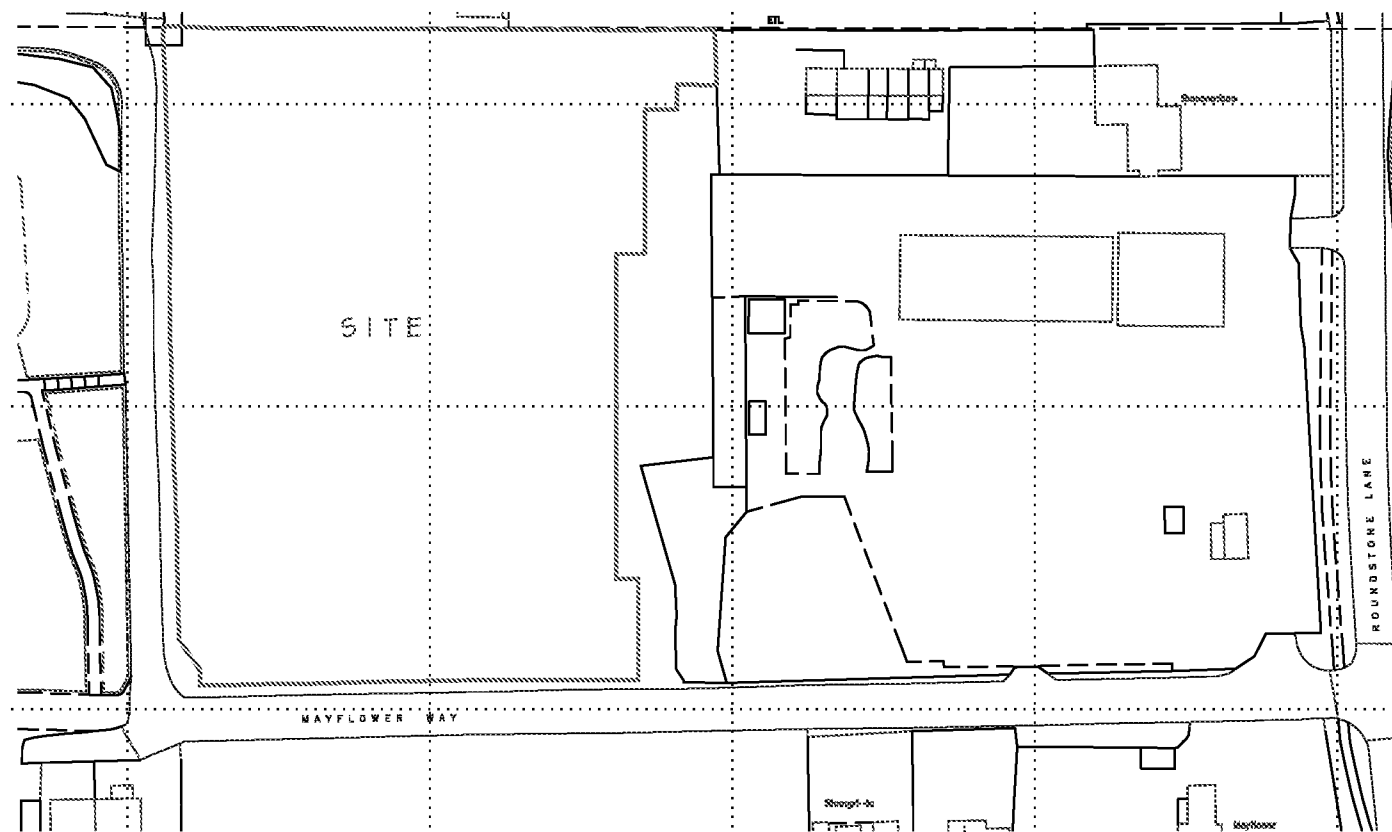
- 11.24 The area currently used as a car park for their paint shop, which is situated off the High Street, could be an ideal position for additional off-road village centre parking, and would mean no change of use for that area.

- 11.25 The site totals 0.5 hectares and consists of the existing Chandlers BMW showrooms and body-shop as well as a dwelling known as Phares Courtledge.

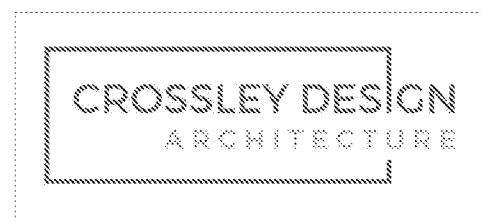
- 11.26 The site lies at the heart of the village, within the Conservation Area and has a dual aspect opening out onto both Water Lane and High Street. The site is bounded by residential properties on all sides, built at various points in the village's history. Several of the neighbouring properties are either grade II listed or structures of character.

- 11.27 Due to its current use as a garage and a repairs workshop, development of this site has the potential to cause contamination. The site lies above the New Pit chalk formation and a Principal Aquifer. Any contamination may pose a risk to groundwater underlying the site. It is important to ensure that groundwater quality is protected.

APPENDIX 2



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client

GRAYFERN HOMES

project

RESIDENTIAL DEVELOPMENT
LAND OFF MAYFLOWER WAY
ANGMERING, WEST SUSSEX
BN16 4AY

drawing

LOCATION PLAN

scale	date	job no.	dwg no.	rev.
1:1250 @A3	APRIL 10 1701	1.01	-	-

This drawing is the copyright of Crossley Design Architecture

0 10 20 m
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ARUN DISTRICT COUNCIL

Land North of Mayflower Way,
Angmering, West Sussex, BN16 4AY

Legend

 Application Site



32140



200 m

APPENDIX 3



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries

MatPlan Limited
7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

Dear Sir/Madam

Pre-Application Advice

Redevelopment with 24 dwellings, comprising of 8 x 2 bedroom houses, 10 x 3 bedroom houses and 6 x 4 bedroom houses; and 0.14 hectares of public open space, served from a new access off Mayflower Way.

Land North of Mayflower Way Angmering West Sussex

I write regarding the above matter and your enquiry received on 3rd May 2017.

Description Of Proposed Development

From the details submitted, I understand that you propose to construct 24 dwellings on the site to the north of Mayflower Way, Angmering.

Description Of Site

The site comprises vacant land. It is generally flat measuring approximately 1 hectares in area and there are no trees of any significance affected by the proposal.

Description Of Locality

The area is part of a suburban setting with mixed uses consisting of car sales to the east and storage to the north of the application site as well as residential development to the south-east, south-west and north. Public open space is situated to the west of the site.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision
Bin Storage
Affordable Housing
Highways, Transport and Parking

decmaa

Relevant Planning History

Comment On Site History

None.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality
	C SP1 Countryside
	D DM2 Internal Space Standards
	ECC SP1 Adapting to Climate Change
	ECC SP2 Energy and climate change mitigation
	QE DM4 Contaminated Land
	T SP1 Transport and Development
	D DM3 External Space Standards
	D SP1 Design
	W DM3 Sustainable Urban Drainage Systems
	SD SP2 Built-Up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD1	Built-up Area Boundary
Angmering Neighbourhood Plan 2014 POLICY HD2	Parish Housing Allocation
Angmering Neighbourhood Plan 2014 POLICY HD3	Housing Mix
Angmering Neighbourhood Plan 2014 POLICY HD4	Materials
Angmering Neighbourhood Plan 2014 POLICY HD5	Built Form
Angmering Neighbourhood Plan 2014 POLICY HD6	Housing Layout & Design
Angmering Neighbourhood Plan 2014 POLICY HD7	Housing Density
Angmering Neighbourhood Plan 2014 POLICY HD8	Parking for New Developments
Angmering Neighbourhood Plan 2014 POLICY HD9	Phasing of Residential Development

Planning Policy Guidance	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance

Principle

The site lies outside of the built up area boundary as specified by policy GEN2 of the Arun District Local Plan. However, Policy HD1 of the Angmering Neighbourhood Plan extended the built up area boundary to incorporate the site. The Angmering Neighbourhood Plan also identifies the site

decpa

in policy HD2 as a residential development site to bring forward at least 16 dwellings. The Government's Planning guidance further supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and local area in terms of scale, density, layout and access.

By virtue of the proposals compliance with policy HD1 and HD2 of the Angmering Neighbourhood Plan it is considered that the principle of development is acceptable.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of scale, density and layout.

The consideration of the proposed scheme will be based upon the layout as specified on 'Drawing No. 2.10 rev P6'.

The proposed 24 no. dwellings will provide parking in accordance with the WSCC parking standards and the dwellings are also deemed to be of sufficient size so as to exceed the requirements of the Nationally Described Space Standards. No details of design or materials for the proposed dwellings have been provided and as such this aspect of the scheme has not been considered. However, it is recommended that the applicant give consideration to policy HD4 of the Angmering Neighbourhood Plan.

The scheme has been amended following discussions with the LPA and it is considered that the proposal will not give rise to unacceptably adverse effects on the established character of the locality or the street scene. The existing site features mature planting on the southern and western boundaries and this is shown as being removed on the submitted plans. However, it is considered that suitable landscaping scheme could be prepared to mitigate the impact of the development upon the character of the locality. It is considered that the proposed dwellings will be suitably set back from Mayflower Way so as to avoid unacceptable harm to the character of the street scene.

Open space is intended to be provided to the north of the site where existing powerlines cross the site. However, despite the limitations of the open space provision on the site a park is situated approximately 56m to the west of the proposed site access. This point could be explored further with the Council's Greenspace department with a view to a commuted sum toward improvements at the adjacent park.

The proposed layout will result in a residential density of approximately 27.9 dph. Development situated to the south of Bramley Way (north of the site) is at a density of approximately 40dph significantly higher than that proposed at this site. Although it should be noted that the existing character on Mayflower Way consists of commercial development and some detached or semi-detached residential properties. The residential development on the corner of Mayflower Way and Roundstone Lane is at a density of 6.15 dph and the development to the south-west of the site has a density of approximately 16.6dph.

However, despite the existing lower density on Mayflower Way the proposed density is considered acceptable and is not deemed to adversely impact upon the character of the locality.

The layout of the proposed development is therefore deemed acceptable in accordance with relevant development plan policy. However, it is deemed that more could be done to integrate the proposed development with the existing open space to the west of the application site. It is

recommended that the developer should consider options to re-orientate the dwellings on the western boundary of the site to face the open space. However, it is noted by the LPA that there are constraints should this approach be adopted not least that the existing track situated to the west of the site is privately owned and gated and this would pose a significant obstacle to these alterations being brought forward.

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 proposed residential development is bordered to the west by a park with commercial uses situated to the north and east. Therefore, it is considered that the proposed residential development will not give rise to any unacceptably adverse impacts on the amenity of neighbouring uses.

There are considered to be some minor concerns regarding potential overlooking between properties specifically from the first floor rear windows of plots 1, 2, 7, 11 and 16. However, given these separation distances between the dwellings it is considered that suitable mature planting would be sufficient to prevent any unacceptably adverse harm to the residential amenity of future occupiers. This planting could be secured via a landscaping condition.

Amenity Space Provision

Good design should contribute positively to making places better for people by creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Policy GEN7 of the Arun District Local Plan indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government Advice.

Policy D DM3 of the emerging Local Plan specifies the minimum area (sq.m) of private outdoor space which should be provided by new dwellings in the Arun District. The private amenity space provided for the proposed dwellings is deemed to accord with Policy D DM3.

Affordable Housing

I am aware that you have been in discussion with Andy Elder in relation to the format of the affordable housing contribution. Therefore, it is advised that this should be discussed with Mr Elder should you have any further questions.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Some Guidance is provided within Appendix 2 Parking Standards of the Arun District Local Plan. You are advised to consult with County Highways regarding parking provision/layout, access and visibility splays.

Sustainability

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. Below I set out the assessment in respect of the three roles of sustainability as identified in the NPPF.

decjaa

Environmental Role -

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 reducing emissions and reduce climatic change. The site is located within the extended built up area boundary as identified by Policy HD 1 of the Angmering Neighbourhood Plan.

The nearest bus stop is situated approximately 360m from the application site and a number of other facilities are situated within acceptable walking distances such as;

- Skate park/Park/Play Area - approx. 60m
- Roundstone Pub - approx. 330m
- Angmering Secondary School - approx. 467m
- Downs Way shops - approx. 520m
- Angmering Train Station - approx. 985m

Therefore, the location of the site is considered to benefit from acceptable access to local facilities and public transport in accordance with the NPPF. It is also considered that the proposed development (subject to suitably phase 1 habitat surveys and mitigations measures) would not adversely impact upon the biodiversity of the site.

Social Role -

The proposed development will provide 24 no. dwellings towards the Council's lack of a 5 year housing land supply and will provide much needed homes for the district. It will also make an affordable housing contribution. Therefore, it is considered that the proposed development will make a positive contribution.

Economic Role -

It is considered that the proposed development would provide a number of jobs during construction and would also make a contribution via additional Council Tax receipts.

On the basis of the above it is considered that the proposed development would constitute sustainable development in accordance with paragraph 7 of the National Planning Policy Framework.

Sustainable Construction

Tackling climatic 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 climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Emerging Local Plan Policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the standards in the level of the Code for Sustainable Homes or appropriate BREEAM rating, applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."

And that:

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"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure that you have regard to this Policy if you prepare a planning application.

Other Considerations

A Section 106 Agreement would need to be prepared in support of the application and consultation will be undertaken with WSCC/NHS/Sussex Police etc. to identify contribution towards the development.

Bin Storage

For all new residential development including flat conversions, 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 can be provided.

The same amount of storage space/bins for recyclable materials is required to 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.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters 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.

Conclusion

Base on the above comments I conclude that were a planning application to be submitted it would be likely to be recommended for approval due to the proposed developments accordance with relevant development plan policies.

Follow Up Meeting

Your pre-application advice fee included a meeting, if this has not already been held, please contact me to arrange a convenient appointment.

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

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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 though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Agreement
Affordable Housing Statement
Biodiversity Survey and Report
Land Contamination Assessment
Foul and Surface Water Drainage Statement
Land Engineering Works Statement
Landscaping Strategy
Lighting Assessment
Bin Storage and Collection Provision
Planning Application Summary
Street Scene

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 faithfully



Neil Crowther
Group Head of Planning

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NORTH

SCHEDULE OF UNITS - 24 Total

LEGEND :

- DIGITAL / ORDINANCE SURVEY APPLICATION SITE BOUNDARY
- [Symbol] INDICATES INDIVIDUAL BIN STORE FOR 3 BINS IN EACH PRIVATE GARDEN.
- [Symbol] INDICATES CYCLE STORE FOR 2ND CYCLES TO DWELLINGS WITHOUT A GARAGE.
- NOTE : ALL GARAGES TO MEASURE A MINIMUM OF 6m INTERNALLY. CYCLE STORAGE TO REAR OF EACH GARAGE.
- 1/30 MARKET UNIT - INDICATES PLOT NUMBER & SIZE
- 1/30 AFFORDABLE UNIT - INDICATES PLOT NUMBER & SIZE
- G. INDICATES GARAGE
- P. INDICATES COVERED PARKING
- △ INDICATES GATE ACCESS TO REAR GARDEN
- T. INDICATES TARMAC ROAD FINISH
- B.P. INDICATES BLOCK PAVED ROAD FINISH - Private drives & parking spaces are Block Paved.
- B P REFERS TO STREET SCENE ELEVATIONS - SEE SEPARATE SHEET FOR DETAILS.
- [Symbol] GRANITE SETTS RUMBLE STRIP

SCHEDULE OF UNITS: 24 TOTAL

- PLOTS 1 to 4, 19 & 20, 23 & 24.
2 bedroom terraced & semi detached houses @ 79 sq.m.
- PLOTS 6 & 7, 14 & 15.
3 bedroom Garage Linked houses @ 109 sq.m.
- PLOTS 5, 8, 9, 10, 11 & 18.
4 bedroom detached houses @ 134.8 sq.m.
- PLOTS 12 & 13, 16 & 17.
3 bedroom semi-detached houses @ 106.9 sq.m.
- PLOTS 21 & 22.
3 bedroom semi-detached houses @ 93 sq.m.

CROSSLEY DESIGN
ARCHITECTURE

21 HALEYBRIDGE WALK, TANGMERS, CHICHESTER, WEST SUSSEX. PO20 2HG

client

GRAYFERN HOMES

project

RESIDENTIAL DEVELOPMENT
LAND OFF MAYFLOWER WAY
ANGMERING, WEST SUSSEX
BN16 4AY

drawing

SITE PLAN

scale	date	job no.	dwg no.	rev.
1:500 @A2	MAR. 17	1701	2.10	P6

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ARUN DISTRICT COUNCIL A4618/PL