

ECE Planning

Planning, Affordable Housing & Noise Assessment Statement

**Former Shrublands Nursery,
Angmering**

March 2021



ECE Planning

Project Name: Former Shrublands Nursery, Angmering

Location: Former Shrublands Nursery, Roundstone Lane,
Angmering, BN16 4AT

Client: Sigma Homes Ltd

File Reference: P1694

Issue	Date	Author	Checked	Notes
PL1	22.01.2021	R Hoad	C Barker	Initial Draft
PL2	18.02.2021	R Hoad	C Barker	Second Draft
PL3	02.03.2021	R Hoad	C Barker	Client Issue
PL4	19.03.2021	R Hoad	C Barker	Amended Client Issue
PL5	25.03.2021	R Hoad	C Barker	Planning Issue

Contents

Figures	4
Tables.....	4
1. Introduction	5
2. The Site	6
3. Planning History	9
3.1. Former Shrublands Nursery Planning History	9
3.2. Relevant Planning History	9
4. The Proposal	12
5. Policy Overview	15
5.1. Introduction	15
5.2. National Planning Policy Framework (NPPF)	15
5.3. National Planning Practice Guidance (NPPG)	17
5.4. Strategic Planning Policy – Arun Local Plan (2018).....	17
5.5. Strategic Planning Policy – Angmering Neighbourhood Plan (2014-2029)	19
5.6. Supplementary Planning Document – Arun District Design Guide (January 2021).....	21
5.7. Supplementary Planning Document – Arun Parking Standards (January 2020)	21
5.8. Supplementary Planning Document – Arun District Public Open Space, Playing Pitches and Built Facilities (January 2020)	21
5.9. Arun Community Infrastructure Levy (CIL).....	22
6. Planning Appraisal.....	23
6.1. Introduction	23
6.2. Principle of Development	23
6.3. Design, Form and Appearance	23
6.4. Housing Mix and Affordable Housing	25
6.5. Residential Amenity.....	26
6.6. Noise Assessment.....	27
6.7. Ecology, Landscaping and Arboricultural Matters.....	29
6.8. Sustainability and Energy	30
6.9. Flood Risk and Drainage	30
6.10. Contamination	31
6.11. Archaeology	31
6.12. Transport and Highways	31
6.13. Open Space Provision	32
7. Conclusions	36

Figures

Figure 1 - Site Location Plan	6
Figure 2 - Tree Protection Order Map (Reference TPO/1/07/A)	6
Figure 3 - Arun's adopted Policy Maps (Site identified in red)	7
Figure 4 - Angmering Neighbourhood Plan Site Allocation - Text.....	7
Figure 5 - Angmering Neighbourhood Plan Site Allocation - Map.....	8
Figure 6 - Government's Flood Maps for Planning (Site Identified in Red Outline)	8
Figure 7 - Approved Site Plan for Application Reference A/46/19/PL	9
Figure 8 - Approved Site Plan for Application Reference A/219/17/PL	10
Figure 9 - Approved Site Plan for Application Reference A/81/18/RES	10
Figure 10 - Approved Site Plan for Application Reference A/144/15/PL	11
Figure 11 - Google Earth Screen Print of Land East of Roundstone Lane in Approximate Red Outline	11
Figure 12 - Proposed Site Layout.....	14

Tables

Table 1 - Proposed Quantum of Development.....	12
Table 2 – Suggested Broad Mix of Housing by Size and Tenure - 2016 GL Hearn Update	18
Table 3 - Suggested Broad Mix of Housing by Size and Tenure - Updated Housing Needs Evidence document (dated September 2016).....	25
Table 4 - Proposed Market Housing Mix	25
Table 5 - Proposed Affordable Housing Mix.....	26
Table 6 - WHO Noise Criteria	27
Table 7 - BS8233 Noise Criteria	27
Table 8 - Survey Results for Application Reference A/6/21/DOC	28
Table 9 - Arun Open Space calculator based on 40 dwellings.....	33
Table 10 – Table 4.1.3 from Arun District Council Public Open Space, Playing Pitches and Built Facilities SPD	33
Table 11 - Public Open Space, Play Space and Allotments Precedents	34

1. Introduction

- 1.1. This Planning, Affordable Housing & Noise Assessment Statement has been produced on behalf of **Sigma Homes Ltd** in support of their Full Planning Application for Land at Former Shrublands Nursery in Angmering. The description of development for the proposal reads:

‘Demolition of existing buildings and erection of 40no. residential dwellings including 12no. (30%) affordable units and associated landscaping, road layout, parking and provision of Public Open Space’.

- 1.2. The application site comprises land within the built-up area boundary of Angmering where residential development is encouraged. The site (including additional land which does not comprise this application) is allocated within the made Angmering Neighbourhood Plan (2014) for 66no. dwellings. As set out in further detail in this Statement, it is important to note that the Angmering Neighbourhood Plan (2014) is currently under review as they are required to allocate an additional 117+ dwellings to help meet Arun’s projected housing need. The provision of 40no. dwellings on land within the Applicant’s ownership would therefore make a significant contribution towards the District’s identified housing need.
- 1.3. Furthermore, the provision of 30% on-site affordable housing would represent a significant contribution in meeting a separate identified housing need.
- 1.4. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed and an assessment of the relevant planning considerations.
- 1.5. This Planning, Affordable Housing & Noise Assessment Statement is accompanied by the following documents:
- **Planning Application Forms, CIL Forms and Notices**
 - **Suite of Architectural Drawings, Plans and Elevations**
 - **Design & Access Statement**
 - **Preliminary Ecological Appraisal**
 - **Arboricultural Assessment and Outline Method Statement including Tree Layout Plan and Tree Protection Plans**
 - **Contamination Report**
 - **Archaeological Desk-based Assessment (including Historic Environment Record Search)**
 - **Flood Risk Assessment and Drainage Strategy**
 - **Landscaping Strategy and Plans**
 - **Topographical Survey**
 - **Transport Statement**
 - **Energy and Sustainability Assessment**

2. The Site

- 2.1. The proposed development site comprises 1.33ha of land located to the west of Roundstone Lane in Angmering. The site is located within the built-up area boundary of Angmering and is currently occupied by a derelict nursery and shrubland. The site benefits from vehicular access directly from Roundstone Lane and is predominantly flat.

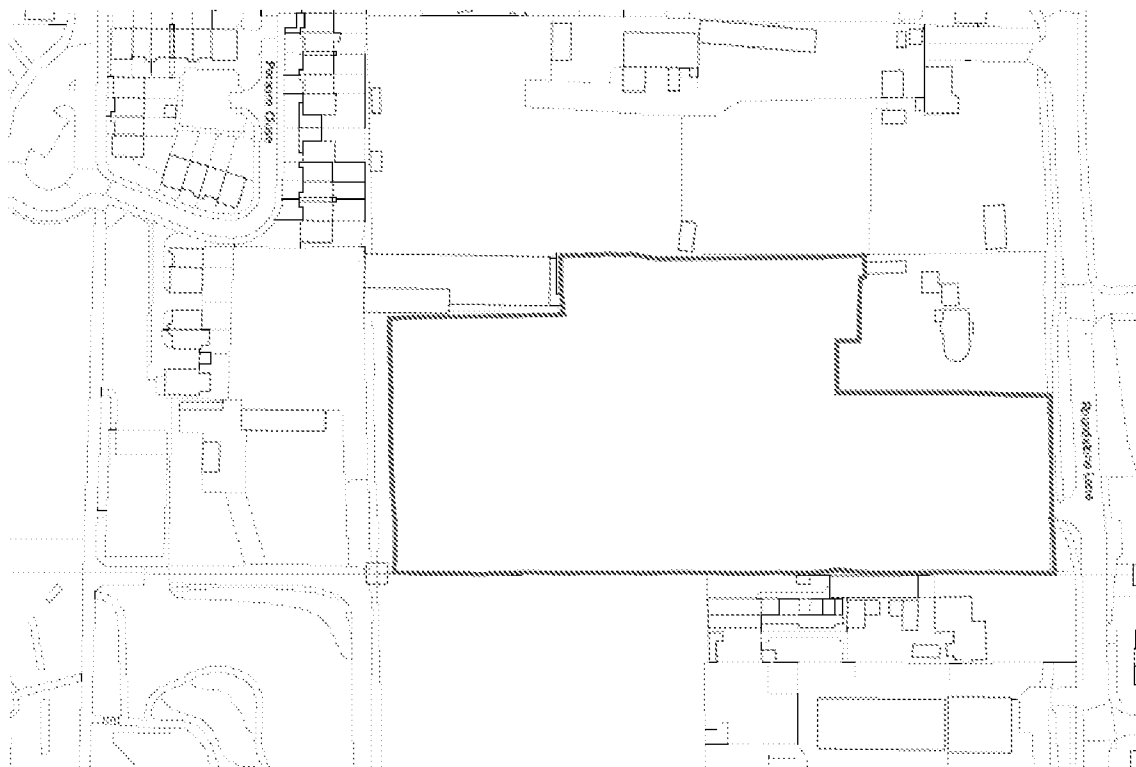


Figure 1 - Site Location Plan

- 2.2. To the immediate north of the site are some mature trees at the site entrance but within the ownership of the residential dwelling known as 'The Firs'. Within this group of trees is a Tree Protection Order under reference TPO/1/07/A. Refer to Figure 2 for further information.

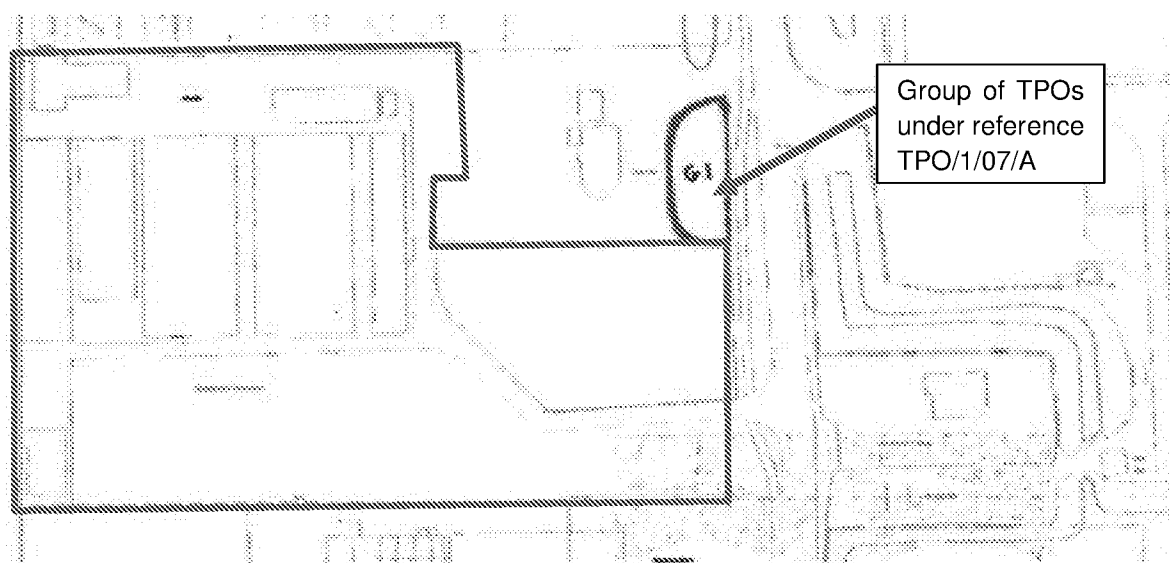


Figure 2 - Tree Protection Order Map (Reference TPO/1/07/A)

ECE Planning

- 2.3. The character of the area is predominantly residential and has been subject to various planning applications which are set out in detail within Section 3 of this Statement.
- 2.4. The site is situated within a highly sustainable location with two bus stops located almost immediately outside the site, along Roundstone Lane. The nearest Train Station is Angmering Train Station, situated approximately 1.33km to the south-west.
- 2.5. The site does not contain any listed buildings nor is it located within a Conservation Area. Arun's adopted Policy Maps have been reviewed and reveal that the site is not subject to any other heritage or landscape designations. As demonstrated in Figure 3, the site falls just outside of 'Local Green Space' and 'Gaps Between Settlements'.

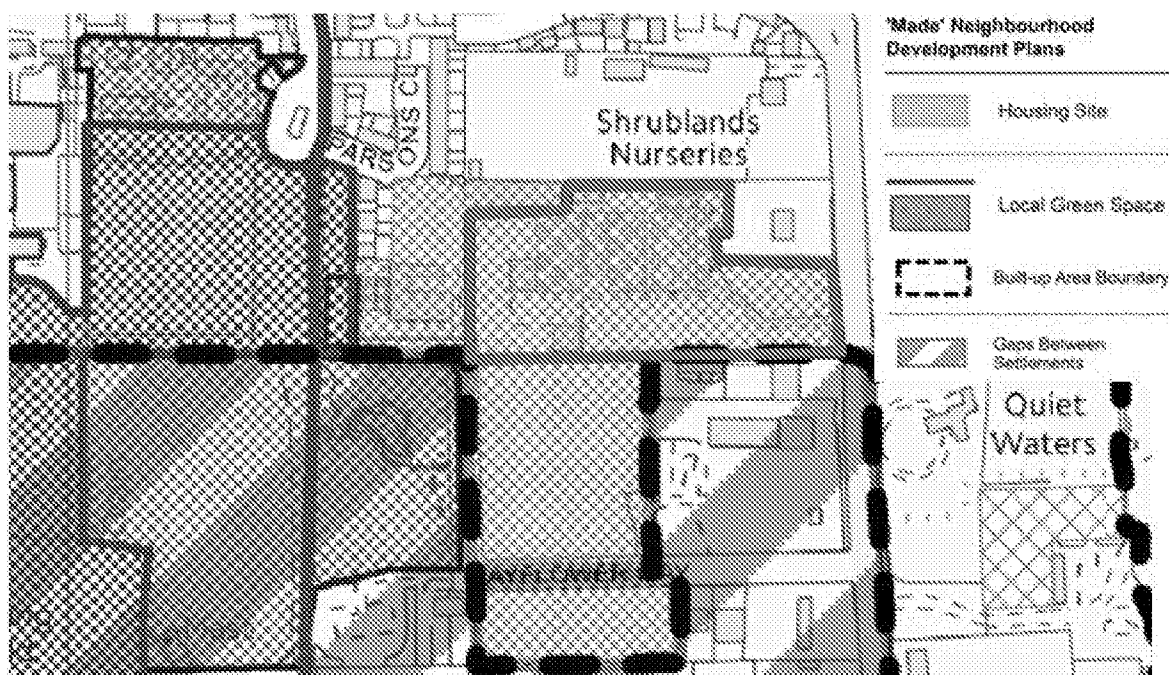


Figure 3 - Arun's adopted Policy Maps (Site identified in red)

- 2.6. As indicated in Figure 3 and briefly referred to in Section 1 of this Statement, the site (and additional land) has been identified as a 'Housing Site' in the adopted Angmering Neighbourhood Plan. The land known as 'Bramley Green South (Mayflower Way)' (reference HA1) measures approximately 5.37ha and is allocated for 66no. dwellings. Refer to Figures 4 and 5.

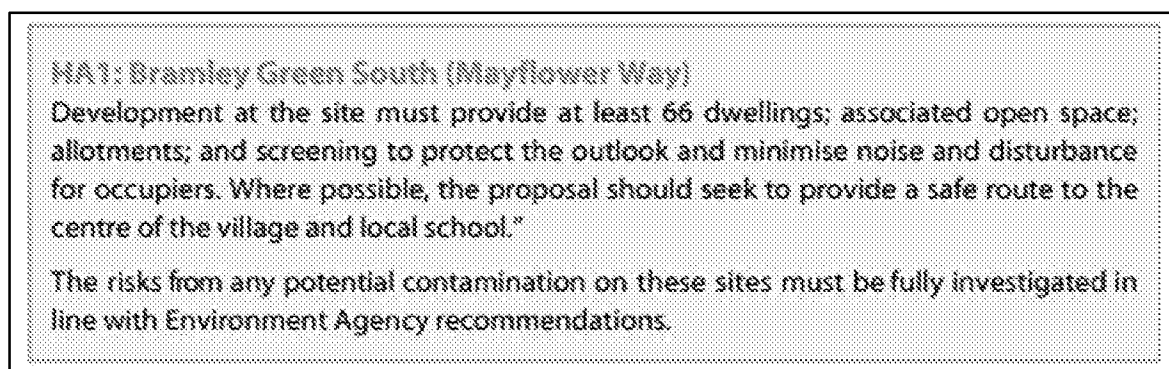


Figure 4 - Angmering Neighbourhood Plan Site Allocation - Text

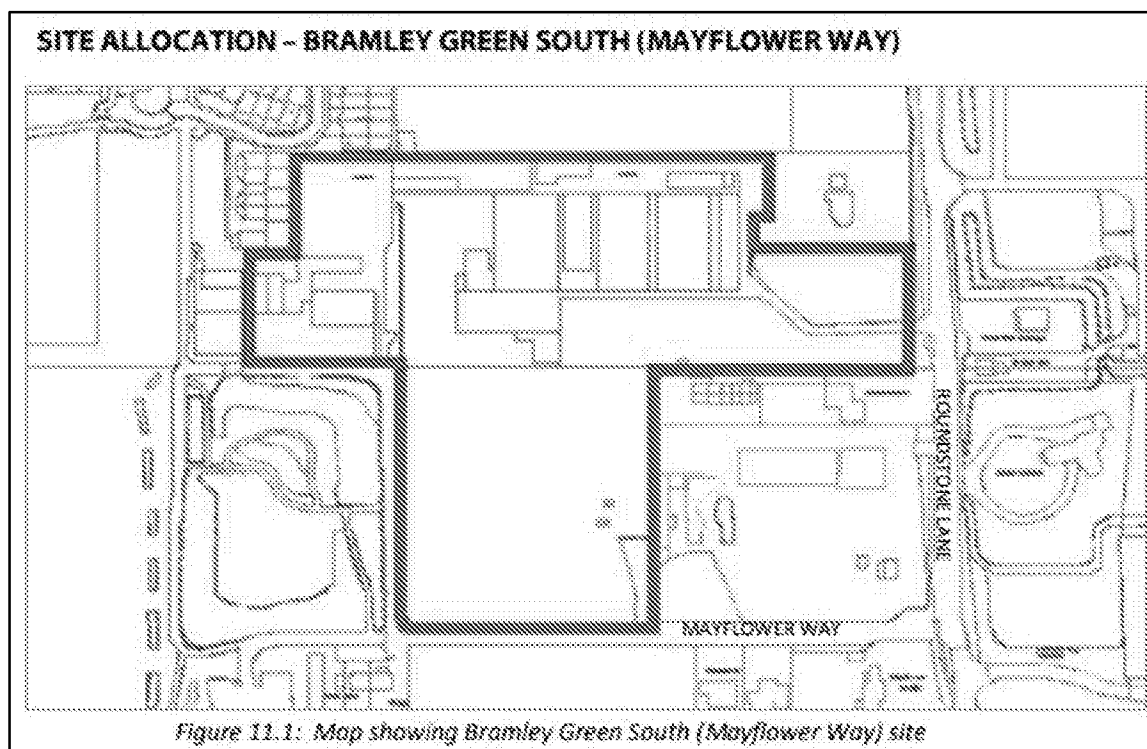
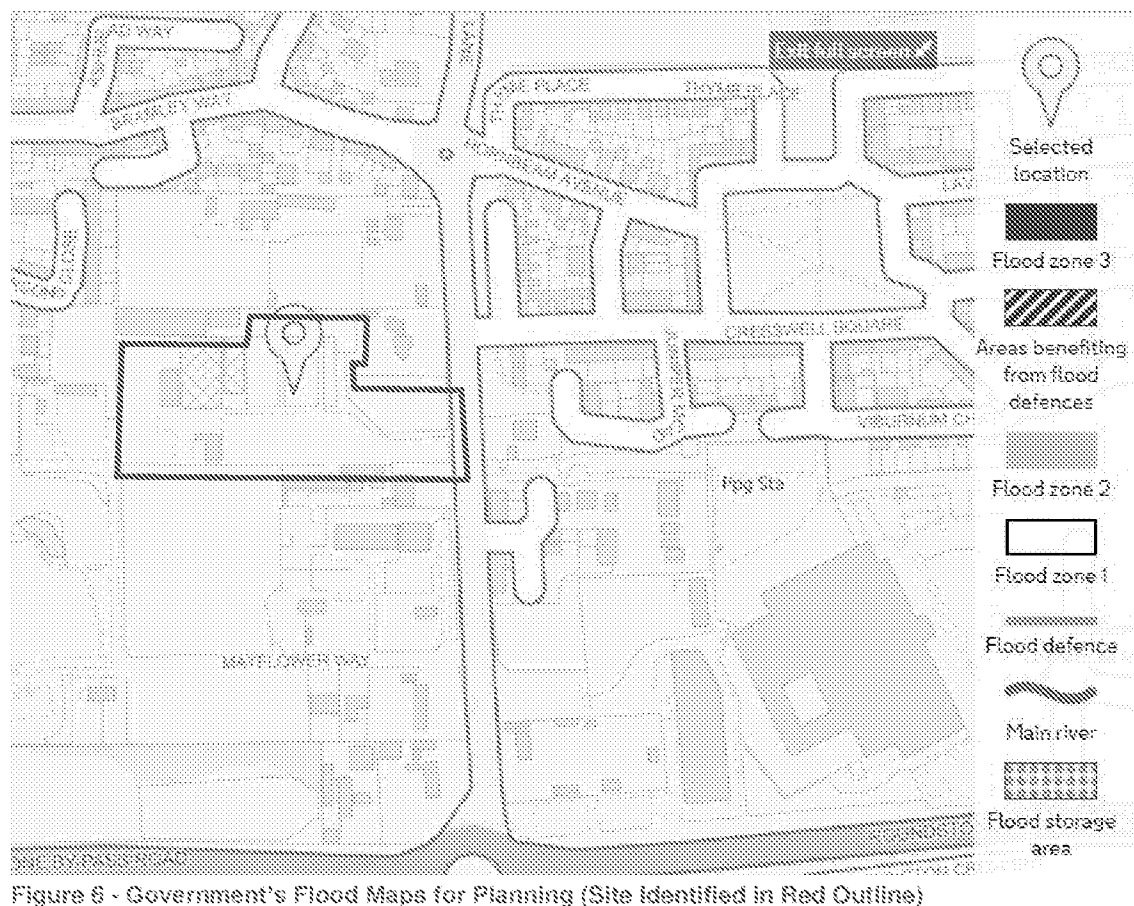


Figure 5 - Angmering Neighbourhood Plan Site Allocation - Map

- 2.7. In terms of flood risk, the Government's Flood Maps for Planning have been reviewed and reveal that the site is situated within Flood Zone 1 which means that the land and property have a low probability of flooding. Refer to Figure 6.



3. Planning History

3.1. Former Shrublands Nursery Planning History

- 3.1.1. The Council's portal has been reviewed in terms of the site's planning history which has revealed extensive history. The applications have been reviewed and are not considered relevant in the determination of this application for residential redevelopment.

3.2. Relevant Planning History

- 3.2.1. The following applications are considered to be relevant in the determination of this application.

3.2.2. Reference A/46/19/PL. Erection of 24 No. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works. Approved 23 January 2020. Land North of Mayflower Way, Angmering

- 3.2.3. The above site is located directly to the south of Former Shrublands Nursery and forms the southern side of the Neighbourhood Plan allocated under reference Policy HA1. The approved Site Plan for the above application can be seen in Figure 7 below.

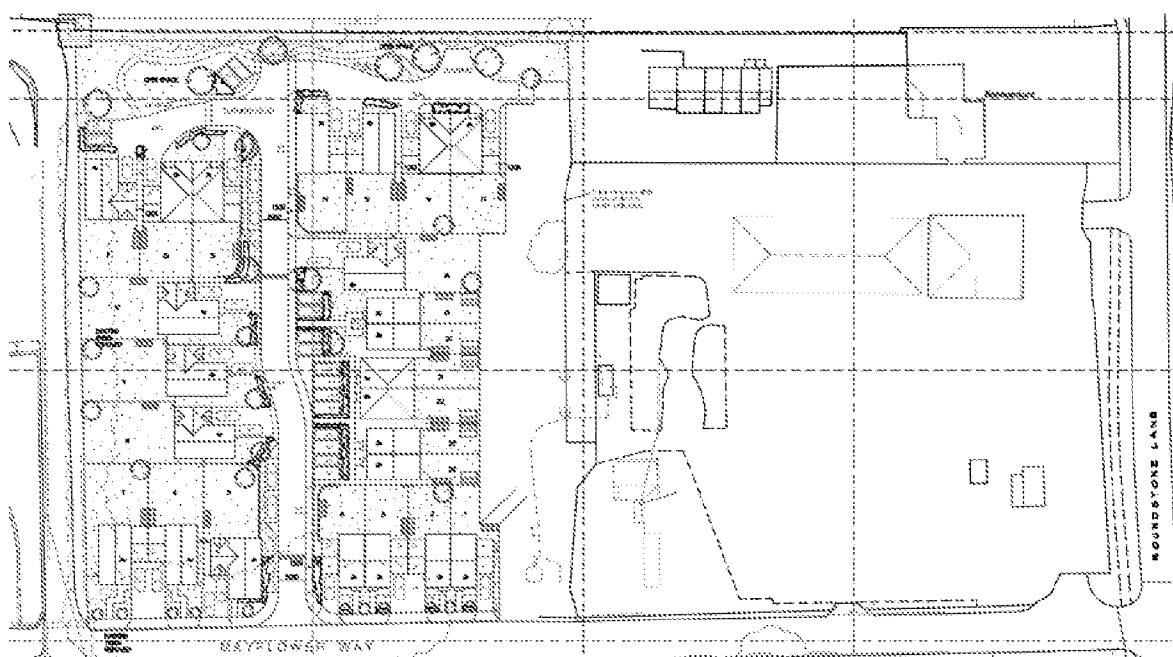


Figure 7 - Approved Site Plan for Application Reference A/46/19/PL

3.2.4. Reference A/219/17/PL. 12No. Social dwellings for Angmering Community Land Trust, including two communal bike stores, a pedestrian mews and orchard. Approved 18 October 2018. Land East of Windy Ridge Mayflower Way Angmering.

- 3.2.5. The above site is located to the south of Mayflower Way. The approved Site Plan for the above application can be seen in Figure 8 below.

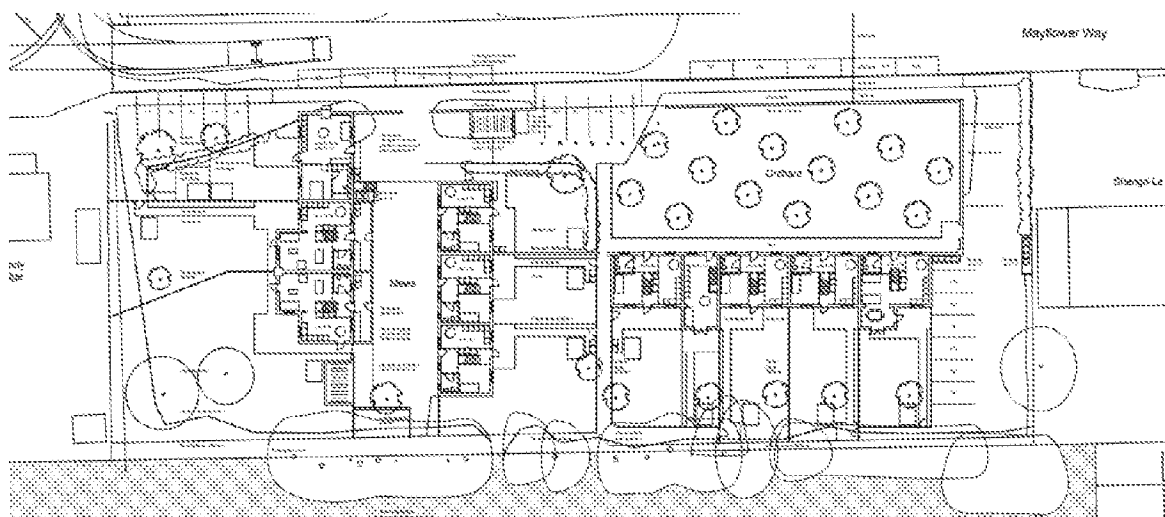


Figure 8 - Approved Site Plan for Application Reference A/219/17/PL

- 3.2.6. **Reference A/132/17/OUT. Outline application with some matters reserved for the demolition of the existing single dwelling & construction of 30 No. dwellings (resubmission following A/39/17/OUT). Approved 19 January 2018. Quiet Waters Roundstone Lane Angmering BN16 4AX.**
- 3.2.7. The above site is located to the east of Roundstone Lane and is currently being built out following the below Reserved Matters (RM) consent. There have been a number of variations of the above application since receiving approval in 2018 however, the approved Site Plan for the below RM application can be seen in Figure 9.
- 3.2.8. **Reference A/81/18/RES. Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings. Approved 13 November 2018. Quiet Waters Roundstone Lane Angmering BN16 4AX.**

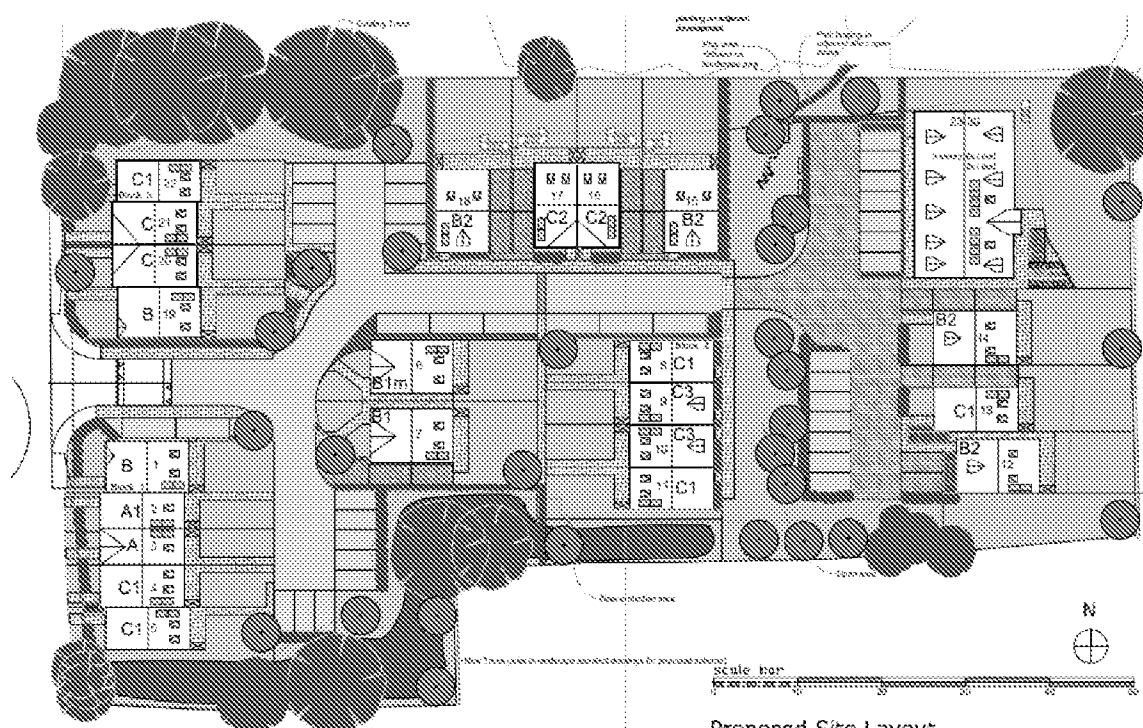


Figure 9 - Approved Site Plan for Application Reference A/81/18/RES

ECE Planning

- 3.2.9. **Reference A/144/15/PL. 246 No. residential dwellings including garages & associated parking, affordable housing, associated landscape & infrastructure & addition of pumping station. Utilisation of 2 No. existing vehicular access points from Roundstone Lane & formation of access road to serve the development. Approved 2 June 2016. Land at West End Nursery Roundstone Lane Angmering BN16 4AX.**
- 3.2.10. The above site is located to the east of Roundstone Lane, to the south of Worthing Rugby Football Club, and is almost complete. The development has been subject to separate discharge of condition applications and modifications of planning obligations however, the approved Site Plan for application reference A/144/15/PL can be seen below.

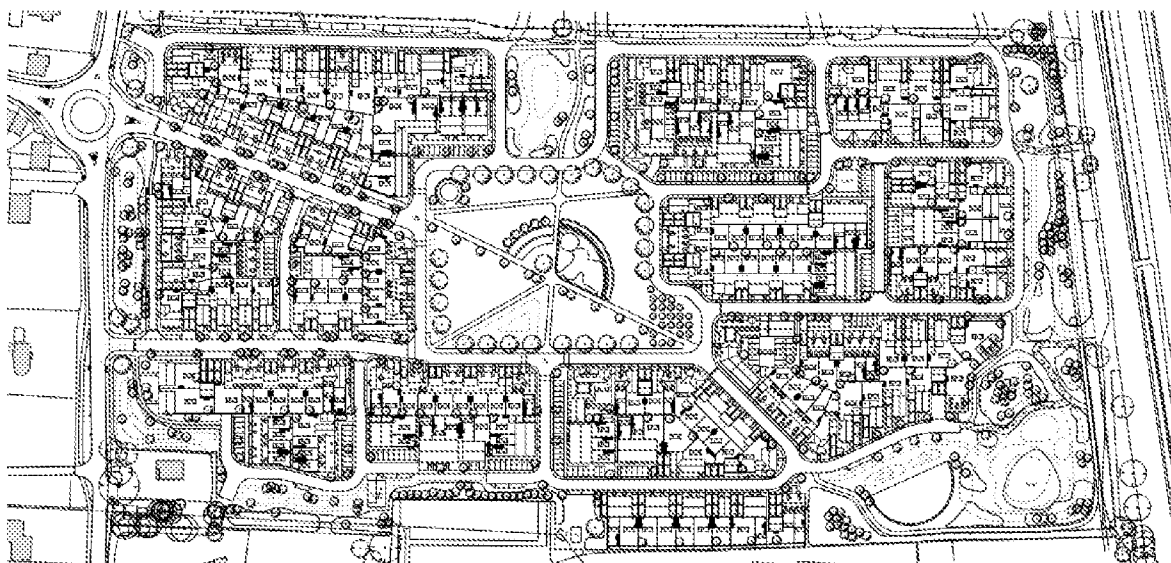


Figure 10 - Approved Site Plan for Application Reference A/144/15/PL

- 3.2.11. **Reference A/82/12. Residential development comprising 138 no. dwellings including 20% affordable with access, landscaping, open space & associated works. Approved 14 May 2015. Land to east of Roundstone Lane Angmering BN16 4AL.**
- 3.2.12. The above site is situated to the east of Roundstone Lane, to the north of Worthing Rugby Football Club and is completed and occupied. A Google Earth screen print of the completed site, following separate variation application and condition discharges, can be seen in Figure 11.



Figure 11 - Google Earth Screen Print of Land East of Roundstone Lane in Approximate Red Outline

4. The Proposal

- 4.1. The proposals seek demolition of all existing building on site in order to accommodate 40no. residential dwellings on land at the Former Shrublands Nursery in Angmering. The proposed quantum of development is set out below:

Affordable Dwellings			
Dwelling Type	No. of Bedrooms	Size (in square metres)	Quantity
Flat	1	52.3	2
Flat	2	65.9	1
Flat	2	69.9	1
Semi-Detached Dwelling	2	80.4	2
Semi-Detached Dwelling	2	80.7	2
Semi-Detached Dwelling	3	93.8	2
Semi-Detached Town House	4	122.2	2
Total		565.2	12
Open Market Dwellings			
Dwelling Type	No. of Bedrooms	Size (in square metres)	Quantity
Semi-Detached Dwelling	2	79.8	4
Semi-Detached Dwelling	3	99.8	8
Semi-Detached Dwelling	3	99.4	1
Semi-Detached Dwelling	3	98	1
Semi-Detached Dwelling	3	98.1	2
Semi-Detached Dwelling	3	106.2	2
Semi-Detached Town House	4	129.7	4
Semi-Detached Town House	4	131.3	1
Semi-Detached Town House	4	138.7	1
Detached Dwelling	4	135.6	2
Detached Dwelling	4	135	1
Detached Dwelling	4	136.8	1
Total		1,388.4	28

Table 1 - Proposed Quantum of Development

- 4.2. As illustrated above, the proposals will provide a mix of dwellings comprising semi-detached and detached dwellings. In relation to layout, the plots will be situated facing mainly east, south and west, addressing the internal access road.

ECE Planning

- 4.3. The scale of the development has been carefully considered to ensure that the proposal is at a commensurate scale with surrounding developments. The dwellings are proposed predominantly at a standard two storey height, with limited number of two and half storey dwellings which is commensurate with the adjacent new residential development. The built footprint and scale will provide a strong sense of enclosure and the dwellings are proposed to be traditional in style with contemporary features.
- 4.4. In terms of materials, the design seeks to adopt a traditional material and architectural detailing palette to respect the natural setting of the site and respond to its architectural vernacular. Please refer to the Design & Access Statement for a full list of the proposed materials.
- 4.5. Appropriate amenity space in the form of large private gardens will be provided for the dwellings and Flat 29. All other flats will have adequate access to sufficient open space (discussed below).
- 4.6. The scheme seeks to provide a total of 2,728.59sqm of open space which will predominantly be situated within the central section of the site. A soft and hard landscaping scheme is provided and will be adopted throughout the proposal.
- 4.7. The proposal seeks to deliver the following in terms of car parking spaces, in line with Arun's adopted parking standards:
- 2no. spaces per 1 and 2-Bedroom Affordable Flat
 - 2no. spaces per 2-Bedroom House
 - 2-3no. spaces per 3-Bedroom House (including car barns/garages)
 - 3no. spaces per 4-Bedroom House (including car barns/garages)
- 4.8. In accordance with the above there is proposed to be 101no. car parking spaces for residents (including car ports) and 8no. visitor spaces. This would equate to 109no. car parking spaces in total across the site.
- 4.9. Cycle spaces will be provided in the form of 1no. space per flat which will be situated within a shared store to the rear of the building. 2no. spaces per house are proposed which would be situated within the rear garden sheds or garages (where appropriate).
- 4.10. Refuse storage will be provided within shared stores for the flats and within the rear gardens of dwellings, to be brought to the front of properties on collection days only.
- 4.11. In terms of access to the site, the principal access utilises the eastern boundary of the site where there is a good connection to an appropriately surfaced public highway. The access is intended to be used for pedestrian, bicycles and vehicles. The proposed road infrastructure has been fully tracked to ensure compliance for cars, refuse vehicles and fire tender vehicles. A legal right of way has been provided for land to the north-west which is for the benefit of an existing land owner.

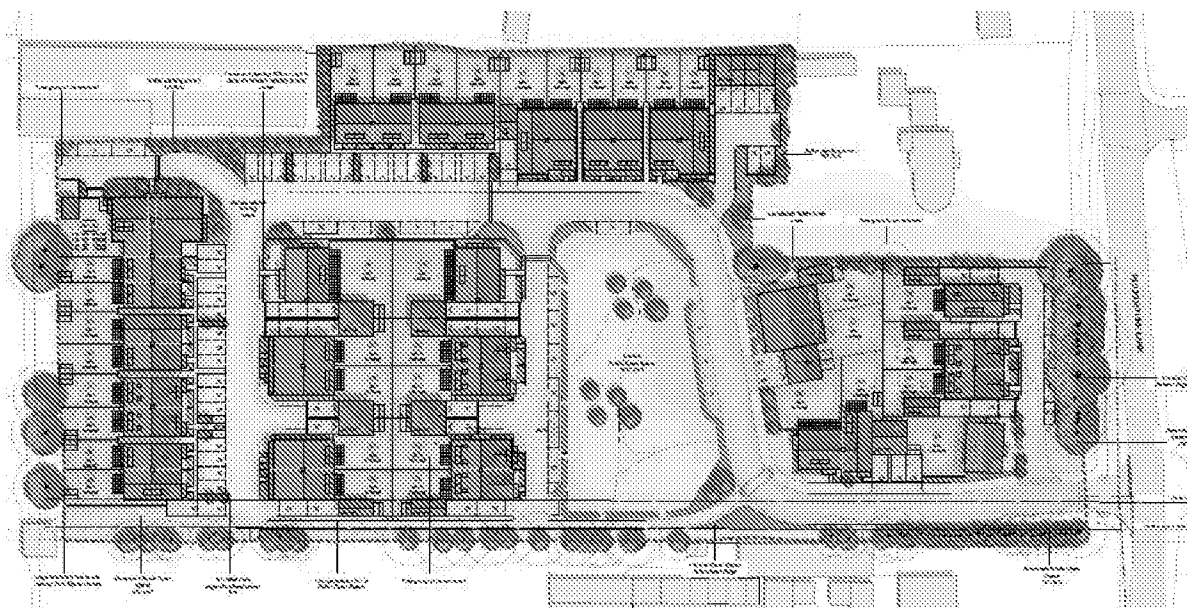


Figure 12 - Proposed Site Layout

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan consists of the Arun Local Plan (2018) and the adopted Angmering Neighbourhood Plan (2014-2029). The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and supplementary planning guidance are all material considerations.
- 5.1.3. As set out previously in Section 1 of this Statement, Angmering Parish Council are currently undertaking a review of the Angmering Neighbourhood Plan to assess its compliance with the updated policies and changes in the adopted Arun Local Plan 2011-2031. The review will also look at other material changes in Angmering that have taken place since the Plan was made in March 2015. As Arun now have an adopted Local Plan in place, which allocates 800+ more strategic homes, Angmering are required to find land for an additional 117+ dwellings to help meet Arun's projected housing need. The Neighbourhood Plan update is currently in the early stages of adoption and a draft has not yet been produced. For the purposes of this application, the currently adopted Neighbourhood Plan (2014-2029) will be considered.
- 5.1.4. This section considers how the proposed redevelopment complies with both National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 with a revised version published in July 2018, and updated in June 2019. At its heart is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (**paragraph 11**).
- 5.2.2. There are three dimensions to sustainable development: *social, economic and environmental* which is identified at **paragraph 8**. The role of residential developments in providing for sustainable development cannot be underestimated, with the delivery of a wide choice of high-quality homes contributing to the social, economic and environmental benefit of the Arun District.
- 5.2.3. In this regard it is therefore considered that the proposed development of the application site to provide high quality residential dwellings represents sustainable development, and should therefore benefit from the presumption in favour of sustainable development under the provisions of **paragraph 11** of the NPPF.
- 5.2.4. **Paragraph 11** promotes the presumption in favour of sustainable development and confirms that development proposals that accord with the development plan are to be approved without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

ECE Planning

- *'The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

5.2.5. The Council do not currently have a 5-year supply of housing (2.9 years as set out in Appeal reference APP/C3810/W/19/3236911) and is not meeting their Housing Delivery Targets (HDT) which were 68% as of 2019. The residential redevelopment of this site should therefore be viewed favourably and approved without delay.

5.2.6. Furthermore, **paragraph 59** seeks to significantly boost housing supply where it is important that a sufficient amount of 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. In this regard, the provision of 30% affordable housing should be viewed favourably.

5.2.7. **Section 9** of the NPPF is concerned about 'promoting sustainable transport' and states at **paragraph 109** that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*. As set out in the accompanying Transport Report, the residual cumulative impacts on the road network would therefore not be severe and the proposals should therefore not be refused on highway grounds.

5.2.8. **Section 11** of the NPPF requires developments to make 'effective use of land' and identifies at **paragraph 117** that *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'*. The proposals are considered to make efficient use of the existing underused and derelict nursery, and therefore the proposals are in accordance with Section 11 of the NPPF.

5.2.9. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with **Section 12** (Achieving well-designed places) providing the following framework against which to consider design quality. **Paragraph 127** states that *'planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

ECE Planning

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

5.2.10. These design related requirements have fully informed the design of the proposed development and it is considered that the proposed development fully responds to the context of the site, providing for a design solution of high architectural quality that considers the built form, natural and conservation context of the surrounding area.

5.2.11. **Paragraph 153** states that *'in determining planning applications, local planning authorities should expect new development to:*

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'

5.2.12. **Paragraph 155** is concerned about flood risk and states that *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).'* As previously set out within Section 2 of this Statement, the land is situated within Flood Zone 1 therefore has a low probability of flooding. It is therefore considered that the proposals are not at risk of flooding.

5.2.13. **Section 17** of the NPPF seeks to ensure the planning system contributes to and enhances the natural and local environment. This is discussed in further detail in Section 6 of this Statement.

5.2.14. To conclude the proposed development is considered to be in accordance with the relevant paragraphs from the NPPF.

5.3. National Planning Practice Guidance (NPPG)

5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and is updated regularly. The NPPG supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Arun Local Plan (2018)

5.4.1. The Arun Local Plan 2011-2031 was adopted on 18 July 2018 and sets out the vision for the future of Arun and guides development to achieve that vision.

5.4.2. The following policies within the Local Plan are considered to be relevant to the application. These are not all explored in detail, however, it is contended that the proposal is consistent with the aims and objectives of these policies and the more up-to-date policy thrust within the National Planning Policy Framework (NPPF):

- Policy SD SP1 (Sustainable Development);
- Policy SD SP1a (Strategic Approach);
- Policy SD SP2 (Built-up Area Boundary);
- Policy H SP1 (The Housing Requirement);
- Policy H DM1 (Housing Mix);

ECE Planning

- Policy AH SP2 (Affordable Housing);
- Policy D SP1 (Design);
- Policy D DM1 (Aspects of Form and Design Quality);
- Policy D DM2 (Internal Space Standards);
- Policy ECC SP1 (Adapting to climate change);
- Policy ECC SP2 (Energy and climate change mitigation);
- Policy ECC DM1 (Renewable Energy);
- Policy HWB SP1 (Health & Wellbeing);
- Policy OSR DM1 (Open Space, Sport & Recreation);
- Policy T SP1 (Transport and Development);
- Policy T DM1 (Sustainable Travel and Public Rights of Way);
- Policy HER DM6 (Sites of Archaeological Interest);
- Policy ENV SP1 (Natural Environment);
- Policy ENV DM4 (Protection of Trees);
- Policy ENV DM5 (Development and Biodiversity);
- Policy W DM3 (Sustainable Urban Drainage Systems);
- Policy QE SP1 (Quality of the environment).

5.4.3. **Policy H SP1 (The Housing Requirement)** states that at least 20,000 new homes will be accommodated in the District over the plan period (2011-2031). The Council currently have a housing land supply of approximately 3.3 years as identified in the Council's most recent Annual Monitoring Report (published December 2020). The Government's results of the Housing Delivery Test (HDT) for 2018 and 2019 indicated that Arun's housing delivery was below requirement and recently identified that the authority must now apply a 20% buffer in order to calculate the 5-year housing land supply. The proposal will therefore help meet the Council's unmet housing need.

5.4.4. **Policy H DM1 (Housing Mix)** states that *'the Council will seek a mix of dwelling types and sizes, to include affordable housing units'* and that *'for developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.'* The proposed housing mix has been derived from the most up to date SHMA which is the 2016 GL Hearn update to the 2012 SHMA. This update notes that greater provision of 2 and 3 bed units for both market and affordable units is required. The 2016 GL Hearn report also identifies a suggested broad mix of housing by size and tenure for the District as follows:

Table 29: Suggested broad mix of housing by size and tenure – Arun

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate/Starter Homes	15-20%	50-55%	25-30%	0-5%
Affordable Rented	35-40%	35-40%	15-20%	5-10%

Source: Housing Market Model and CoRe

Table 2 – Suggested Broad Mix of Housing by Size and Tenure - 2016 GL Hearn Update

5.4.5. The proposed housing mix is discussed in further detail in Section 6 of this Statement.

5.4.6. **Policy AH SP2 (Affordable Housing)** states that *'for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance'*. The proposals seek to provide 30% affordable housing on-site and would therefore be in accordance with this policy.

ECE Planning

- 5.4.7. **Policy D SP1 (Design)** states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. This policy is further supported by **Policy D DM1 (Aspects of Form and Design Quality)**. The proposed development has been informed by both these policies and meets their requirements, demonstrating a high standard of architectural design. Please see Section 6 of this Planning Statement for more information.
- 5.4.8. **Policy D DM2 (Internal Space Standards)** states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs, in line with Nationally Described Space Standards. As identified in Section 4 of this Statement, each proposed dwelling would either meet or exceed the Nationally Described Space Standards.
- 5.4.9. **Policy OSR DM1 (Open Space, Sport & Recreation)** states that *‘housing will be required to contribute towards:*
- a. ‘Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.*
 - b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.*
 - c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.*
 - d. Strategic projects identified in the Leisure and Cultural Strategy.’*
- 5.4.10. As illustrated on the Proposed Site Plan, the proposals seek to provide open space provision on the site which has been calculated in line with Arun’s Open Space and Play Calculator and Arun’s Supplementary Planning Document (adopted January 2020). This is discussed in more detail later within this Statement.
- 5.4.11. To conclude it is considered that the proposals are compliant with those relevant policies from the Arun Local Plan which are explored in further detail in Section 7 of this Statement.
- 5.5. Strategic Planning Policy – Angmering Neighbourhood Plan (2014-2029)**
- 5.5.1. The Angmering Neighbourhood Plan (ANP) was adopted in 2015 and provides a vision for the future of the village. It sets out clear policies and objectives to realise these visions through planning and controlling land use and development change over the Plan period 2014 to 2029.
- 5.5.2. As previously set out, the ANP is currently under review to assess its compliance with the updated policies and changes in the adopted Arun Local Plan (2011-2031). The update is currently in the early stages of adoption and a draft has not yet been produced. For the purposes of this application and where relevant, the currently adopted Neighbourhood Plan (2014-2029) will be considered as it is a material consideration in the determination of this application.

ECE Planning

- 5.5.3. **Policy HD1 (Built-up Area Boundary)** states that *‘Development of Angmering village shall be focused within the Built-up Area Boundary (BUAB) and will generally be permitted subject to meeting other policies in the Plan’*. The site is situated within the identified BUAB and therefore housing should be considered as acceptable on this site.
- 5.5.4. **Policy HD3 (Housing Mix)** states that *‘proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs. Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged. At least 25% of dwellings should meet Lifetime Home Standards or its equivalent.’* As set out previously, the proposed housing mix and building standards are in line with the more recently adopted Arun Local Plan which was informed by the 2016 GL Hearn update to the 2012 SHMA. This is discussed in further detail in Section 6 of this Statement.
- 5.5.5. **Policy HD4 (Materials)** requires developments to reflect local materials and features evident in the immediate surrounding area. The proposed materials and design of dwellings have been specifically chosen to reflect the local vernacular. This is discussed in further detail in Section 6 of this Statement and the accompanying Design & Access Statement.
- 5.5.6. **Policy HD5 (Built Form)** requires new development to demonstrate how they have considered the impact of the proposed built form on their surroundings. This is discussed in further detail in Section 6 of this Statement and the accompanying Design & Access Statement.
- 5.5.7. **Policy HD6 (Housing Layout & Design)** requires development to demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area. Policy HD6 also requires layouts to retain important trees and hedgerows and for architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves to be accommodated, where possible.
- 5.5.8. **Policy HD7 (Housing Density)** requires development in the BUAB to be of a density appropriate for, and in keeping with, the setting of the immediate surrounding area. The proposed density is considered to be appropriate for this location and has been derived from the recent approvals as set out in Section 3 of this Statement. This is discussed in further detail in Section 6 of this Statement and the accompanying Design & Access Statement.
- 5.5.9. **Policy HD8 (Parking for new Developments)** states that WSCC Parking Standards should be followed for new developments. The proposed parking levels have been calculated in line with WSCC Parking Standards and Arun District Council Parking Standards. This is discussed in detail later within this Statement.
- 5.5.10. **Policy HD9 (Phasing of Residential Development)** requires new housing to demonstrate that there is necessary capacity in the community and physical infrastructure and services available to support the increase in population. Policy HD9 also requires proposals for development of 30+ dwellings to ensure infrastructure and services are broadly sufficient to address the impacts arising from the growth in population.
- 5.5.11. **Policy TM1 (Local Highways)** requires new development to demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion. Policy TM1 also states that *‘new development which seek to provide an access road from Roundstone Lane onto the A280 by-pass to reduce through traffic in the Conservation Area will be considered favourably.’* The proposals seek to optimise the existing vehicular access from Roundstone Lane and therefore would be in accordance with this Policy.

ECE Planning

- 5.5.12. **Policy EH3 (Flood Prevention)** requires any new development to ensure that the prospect of flooding within the development boundaries is mitigated, and to ensure that the development does not increase the flooding impact it may have on surrounding properties and areas. This application is supported by a Flood Risk Assessment and Drainage Strategy which seeks to address Policy EH3 in full.
- 5.5.13. As previously set out within this Statement, **Policy HA1 (Bramley Green South (Mayflower Way))** seeks to allocate the site (and additional land) for 66 dwellings, associated open space; allotments; and screening to protect the outlook and minimise noise and disturbance for occupiers. The Policy also states that, where possible, the proposals should seek to provide a safe route to the centre of the village and local school. This allocation has been fully reviewed in the preparation of this application and is discussed in further detail in Section 7 of this Statement.
- 5.5.14. To conclude, the proposals are considered to be in accordance with the relevant policies as set out in the ANP.
- 5.6. **Supplementary Planning Document – Arun District Design Guide (January 2021)**
- 5.6.1. Arun District Council formally adopted the Design Guide Supplementary Planning Document (SPD) on 25 January 2021. The Arun District Design Guide has been prepared as part of the Council's commitment to secure the highest quality new development within the District. The aim of the Design Guide is to provide detailed information that supplements the design policies of the Arun Local Plan, raising the design standard across the District and setting out Arun District Council's expectations on how the distinctive character and qualities of the District should be respectfully improved and enhanced through development.
- 5.6.2. The Design Guide has been fully assessed in the preparation of this application and is discussed in detail within the accompanying Design & Access Statement. To conclude, the proposals are considered to provide a development of the highest architectural quality which seeks to raise the design standard in the immediacy.
- 5.7. **Supplementary Planning Document – Arun Parking Standards (January 2020)**
- 5.7.1. Arun District Council adopted a new Parking Standards SPD as a result of West Sussex County Council's new 'Guidance on Parking at New Developments' document (dated January 2020).
- 5.7.2. The Parking Standards SPD relates to the amount of parking, cycle and electric vehicle charging points expected to be provided within development of differing sizes.
- 5.7.3. In this regard the SPD has been considered in the preparation of this application and is discussed in detail within Section 6 of this Statement.
- 5.8. **Supplementary Planning Document – Arun District Public Open Space, Playing Pitches and Built Facilities (January 2020)**
- 5.8.1. The Arun District Council Public Open Space, Playing Pitches and Built Facilities January 2020 SPD was officially adopted at the Full Council meeting of 15 January 2020. This Supplementary Planning Document (SPD) sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Indoor and Built Sport Facilities, in terms of quantity of land and or financial contributions (including maintenance) and thresholds for on-site and off-site provision.
- 5.8.2. The SPD has been fully reviewed in the preparation of these proposals and is discussed in more detail in Section 6 of this Statement.

5.9. Arun Community Infrastructure Levy (CIL)

- 5.9.1. Arun District Council (ADC) approved the Arun Community Infrastructure Levy (CIL) Charging Schedule on 15 January 2020 and agreed that it would come into effect on 1 April 2020. This meant that from 1 April, ADC became a CIL Charging Authority and therefore ADC would charge CIL liable developments on a pound (£) per square metre (sqm) basis in accordance with the charges in Table 6.1 of the Arun CIL Charging Schedule.
- 5.9.2. As set out within the Charging Schedule, CIL is applied to most residential and some commercial buildings that people normally use and where more than 100 square metres of floorspace is created.
- 5.9.3. The site is identified as within Zone 2 where CIL would be charged at £70 per sqm for new residential developments of 11 and more units. Flats within Zone 2 would be charged at £100 per sqm. The CIL charge would also be subject to indexation. In this regard, the Applicant has submitted CIL Form 1 with this application.
- 5.9.4. In accordance with Regulation 49 of The Community Infrastructure Levy (Amendment) Regulations 2014 (as amended), the Applicant will be submitting CIL Form 10 to obtain an exemption for the 30% on-site Social Housing provision, prior to commencement of development. The relevant criteria has been reviewed and it is confirmed that the Applicant and development would fully comply. In this regard, the Applicant would be exempt from paying the CIL charge in relation to the social housing aspect only.

6. Planning Appraisal

6.1. Introduction

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

- **Principle of Development**
- **Design, Form and Appearance**
- **Housing Mix and Affordable Housing**
- **Residential Amenity**
- **Noise Assessment**
- **Ecology, Landscaping and Arboricultural Matters**
- **Sustainability and Energy**
- **Flood Risk and Drainage**
- **Contamination**
- **Archaeology**
- **Transport and Highways**
- **Open Space Provision**

These issues will be considered independently despite being linked to ensure a sustainable form of development.

6.2. Principle of Development

6.2.1. The site is situated within the built-up area boundary of Angmering where residential development is encouraged. The site is situated within a highly sustainable location and is well placed to access services in the immediacy.

6.2.2. As set out in the preceding chapter, the site (including additional land which does not comprise this application) is allocated for a minimum of 66no. dwellings in the made Angmering Neighbourhood Plan (2014) under Policy HA1 (Bramley Green South (Mayflower Way)). The proposal for 40no. dwellings is therefore clearly acceptable in this regard and is considered to therefore be acceptable in principle.

6.2.3. Further to the above, as of 2020, Arun District Council can only demonstrate a 3.3. year housing land supply and therefore cannot demonstrate the required 5-year supply. The delivery of 40no. residential dwellings would therefore be a significant and valuable contribution towards the severe housing need in the District.

6.3. Design, Form and Appearance

6.3.1. The Design and Access Statement (DAS) which accompanies this application has considered the layout, form, scale, appearance and landscaping in great detail.

6.3.2. The proposed dwellings are of a high quality design which responds positively to the traditional context of the wider site and character of the local area. Policy HD4 of the made Neighbourhood Plan (NP) requires developments to reflect local materials and features evident in the immediate surrounding area. The proposed materials and design of dwellings have been specifically chosen to reflect the local vernacular and seek to incorporate tile hanging, in line with Policy HD6 of the NP. Refer to the Design & Access Statement for further information.

ECE Planning

- 6.3.3. The proposed interaction between the built form and soft and hard landscaping has been designed to provide high quality public realm through soft areas of landscaping and private front gardens to encourage social interaction within the proposed streets. In this regard, the proposals are considered to directly respond to Policy HD5 of the made NP and the principles of the adopted Arun Design Guide.
- 6.3.4. The heights of the development have been carefully considered to respond sensitively to the surrounding building heights of nearby development sites and associated residential dwellings. The proposed dwellings are generally set at two storeys with a small number of two and half storey development, which will help to respect views into and out of the site providing a sense of enclosure and community.
- 6.3.5. A mix of semi-detached and detached dwellings are proposed reflecting the surrounding context, which will help create a development that is varied in appearance to allow high quality architectural individuality.
- 6.3.6. The overall density of the site is 30.07 dwellings per hectare, which is considered to be entirely appropriate for the proposed site when considering surrounding approved development schemes, as noted below:
- Application Reference A/46/19/PL. Land North of Mayflower Way. **26 dwellings per hectare.**
 - Application Reference A/219/17/PL. Land East of Windy Ridge Mayflower Way. **28 dwellings per hectare.**
 - Application Reference A/132/17/OUT and A/81/18/RES. Quiet Waters Roundstone Lane. **37.1 dwellings per hectare.**
 - Application Reference A/144/15/PL. Land at West End Nursery Roundstone Lane. **36.68 dwellings per hectare.**
 - Application Reference A/82/12. Land to east of Roundstone Lane. **29 dwellings per hectare.**
- 6.3.7. The scheme is therefore considered to make efficient use of land and reflects the characteristics of the site and local area. The scheme is therefore in accordance with Policy D SP1 of the Arun Local Plan and Section 11 of the NPPF. Furthermore, the scheme is of a density appropriate for, and in keeping with, the setting of the immediate surrounding area. The scheme is therefore in accordance with Policy HD7 of the made NP.
- 6.3.8. As set out in Section 4 of this Statement, all residential dwellings and flats would either benefit from private external amenity space and/or access to the open space provided as part of the scheme. Furthermore, it is confirmed that private rear gardens will have a depth in line with the recommended External Space Standards as set out in Arun's Design Guide. Please refer to the DAS for further information.
- 6.3.9. In our view the proposal is entirely acceptable in design, layout and character terms and will be in accordance with the Development Plan, in particular the recently adopted Arun Design Guide. Please refer to the accompanying DAS for further information.

ECE Planning

6.4. Housing Mix and Affordable Housing

- 6.4.1. The proposed development seeks to deliver a broad mix of high-quality homes which offer a range of different types of accommodation from 1-bedroom flats to 4-bedroom dwellings, to deliver a balanced mix of housing to meet projected future household needs for the local area, and in particular a crucial affordability need in this area.
- 6.4.2. Policy H DM1 of the adopted Arun Local Plan suggest that a balanced mix of market and affordable dwelling sizes including family sized accommodation should be provided and should be based on the most up to date Strategic Housing Market Assessment (SHMA) recommendations.
- 6.4.3. The most up to date SHMA is actually referred to as the 'Updated Housing Needs Evidence' (UHNE) document (dated September 2016) which identifies the following mix for market housing:

Table 29: Suggested broad mix of housing by size and tenure – Arun

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%

Table 3 - Suggested Broad Mix of Housing by Size and Tenure - Updated Housing Needs Evidence document (dated September 2016)

- 6.4.4. Table 4 seeks to identify the proposed Market Housing mix (28no. dwellings).

Open Market Dwellings		
No. of Bedrooms	Proposed Quantity	Proposed Mix in Percentages (%)
2	4	14.3
3	14	50
4	10	35.7
Total	28	

Table 4 - Proposed Market Housing Mix

- 6.4.5. The proposed scheme seeks to propose slightly different percentages than suggested in the UHNE. The proposals would however be in line with the made Angmering Neighbourhood Plan which states at Policy HD3 that '*Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged.*'
- 6.4.6. The proposed market housing mix is considered to provide a broad mix of high-quality homes which offer a range of different types of accommodation. The UHNE is over 5 years old and therefore the proposed mix is suitable when considering surrounding precedent applications and the current market demand. The housing mix must be considered holistically and having due regard to the proposed split between market and affordable housing, and the significant public benefits of delivering policy compliant on-site affordable housing.
- 6.4.7. In terms of affordable housing, Policy AH SP2 identifies that 30% of dwellings on site should be for affordable housing. As previously set out, the scheme seeks to provide 30% affordable housing on site and should therefore be viewed favourably.
- 6.4.8. In terms of affordable housing mix, Policy AH SP2 identifies that the following mix should be adhered to unless evidence indicates otherwise:

ECE Planning

- 1-bedroom units – 35-40%
- 2-bedroom units – 35-40%
- 3-bedroom units – 15-20%
- 4-bedroom units – 5-10%

6.4.9. Table 5 seeks to identify the proposed Affordable Housing mix (12no. dwellings).

Affordable Dwellings			
No. of Bedrooms	Proposed Quantity	Proposed Mix in Percentages (%)	Suggested Mix in Percentages using Policy AH SP2 (%)
1	2	16.66	35
2	6	50	35
3	2	16.66	15
4	2	16.66	5
Total	12		

Table 5 - Proposed Affordable Housing Mix

- 6.4.10. The proposed scheme seeks to propose slightly different percentages than suggested under Policy AH SP2 and seeks to propose larger units than smaller. The provision of larger affordable units is considered to be acceptable in this instance and particularly in this location. As set out briefly under Section 3 of this Statement, application reference A/219/17/PL received permission for 12no. social dwellings at Land East of Windy Ridge, Mayflower Way. The 12no. dwellings consisted of predominantly smaller properties (3no. 3-bed houses; 6no. 2-bed houses; 2no. 1-bed flats and 1no. 1-bed house) and therefore the provision of larger affordable units is considered to be entirely acceptable.
- 6.4.11. To conclude, the scheme provides for an appropriately broad mix of houses, flats and sizes to meet local housing need, in particular an affordable need. The dwellings all meet the nationally described minimum space standards, in accordance with Policy D DM2 of the Arun Local Plan.

6.5. Residential Amenity

- 6.5.1. The proposed scheme has been sensitively designed to respect the existing residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.
- 6.5.2. With regards to the residential amenity of existing occupiers, the proposed dwellings are considered to be situated a sufficient distance away from existing dwellings and would therefore not have a significant impact.
- 6.5.3. The closest dwelling to the proposed development is situated to the immediate north and is called 'The Firs'. Significant attention has been paid to the existing dwelling's boundaries to avoid any harm to privacy. In this regard, sensitive boundary treatment is proposed in the form of buffer planting and landscape buffer planting which is focused to the existing dwelling's southern and western boundaries.
- 6.5.4. To the south of the site is a 'Boarding Kennels and Cattery'. The site layout has taken account of this building by proposing informal open space, planting and trees to the southern boundary of the site. Residential properties have specifically been focused away from this building due to potential noise and disturbance from the existing use.

ECE Planning

- 6.5.5. As set out within the accompanying Design & Access Statement, the dwellings to the north and west of the site have been situated away from the boundary to avoid any potential noise disturbance. The proposed development would consist of a more conforming use than the previous use of the site. In this regard, the proposed use would not result in an increase in noise and disturbance. Noise is assessed in more detail within Section 6.6 of this Statement.
- 6.5.6. In relation to the proposed dwellings, the units have been carefully and sensitively orientated to avoid direct overlooking and inter-looking between adjacent properties. In this respect the back-to-back distances are considered to be entirely acceptable and accord with Arun's recently adopted Design Guide.
- 6.5.7. Sufficient boundary treatment is proposed to the boundaries of the residential to avoid inter-looking between gardens. Furthermore sufficient planting has been proposed on a majority of the residential boundaries to further safeguard residential amenity.
- 6.5.8. The proposed development is considered to be in accordance with the NPPF and local planning policy.

6.6. Noise Assessment

- 6.6.1. The site is situated within close proximity to commercial uses, to the north and south of the site, as identified within the accompanying Design & Access Statement.
- 6.6.2. The World Health Organisation (WHO) identifies that the target internal levels, based on guidelines, are as follows:

Room Type	Target Maximum Internal Level LAeq dB(A)	Maximum Internal Level LAmax dB(A)
Living Rooms	35 (Daytime only)	-
Bedrooms	30 (Night)	45 (to be exceeded not more than 10-15 instances per night)

Table 6 - WHO Noise Criteria

- 6.6.3. With regards to outdoor amenity areas, WHO states:

'To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 55dB(A) on balconies, terraces and in outdoor living areas.'

To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 50dB(A) on balconies, terraces and in outdoor living areas.'

- 6.6.4. The target internal levels within residential properties from WHO are based upon BS8233 guidelines and are detailed below:

Activity	Location	Time period of day	
		07:00-23:00	23:00-07:00
Resting	Living rooms	35dB LAeq, 16hr	-
Dining	Dining room/area	40dB LAeq, 16hr	-
Sleeping (daytime resting)	Bedroom	35dB LAeq, 16hr	30dB LAeq, 8hr

Table 7 - BS8233 Noise Criteria

ECE Planning

- 6.6.5. To ascertain the noise levels affecting the proposed development, the previously approved applications within close vicinity to the site have been reviewed. It is considered that the site to the south, 'Land North of Mayflower Way', would be the worst affected development (which received permission under reference A/46/19/PL) due to its proximity to commercial uses.
- 6.6.6. Application Reference A/46/19/PL was approved based with Condition 12 attached which required 'post validation testing' to be carried out, in compliance with the approved acoustic report and BS 8233. The accompanying Noise Report for the discharge of Condition 12 (reference A/6/21/DOC) identified the following average noise levels for the daytime and night-time periods in the positions as set out within their report:

Daytime LAeq,16hr (dB)	Night Time LAeq,8hr (dB)
Position 1: 54 dB	Position 1: 43 dB
Position 2: 54 dB	Position 2: 45 dB
Position 3: 50 dB	Position 3: 43 dB

Table 8 - Survey Results for Application Reference A/6/21/DOC

- 6.6.7. The above results clearly demonstrate an extreme 'worst case' scenario and it is anticipated that the results would not be as high for the site at Former Shrublands Nursery due to the existing mitigation such as trees and hedgerow separating the site from the commercial uses. Furthermore, the proposed site does not directly abut the uses, unlike 'Land North of Mayflower Way'.
- 6.6.8. Although the noise levels would not be as extreme for the application site, it is considered that the potential noise impact could be mitigated through the use of non-glazed elements (walls, facings, roof) and trickle ventilators in the external facades with double glazed and openable windows for the provision of purge ventilation. The use of mitigation measures would ensure that the noise level did not exceed the guidelines as set out by WHO and BS8233, as set out in Tables 1 and 2.
- 6.6.9. If absolutely necessary then an appropriately worded pre-commencement condition could be attached to the permission, in the form of the following:
- Prior to commencement of development an Acoustic Report which identifies noise sources in the vicinity of the new homes and appropriate mitigation measures shall be submitted to and approved by the Local Planning Authority. The scope and extent of such a report should be agreed with the Planning Authority before its commission. The works shall proceed in accordance with the details so approved and noise mitigation measures shall be provided prior to occupation and retained in perpetuity. Noise measurement shall be carried out and submitted to the Local Planning Authority for approval before occupation of any residential unit in order to demonstrate the effectiveness of such mitigation works. Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of Arun Local Plan.***
- 6.6.10. The above pre-commencement condition was also attached to application reference A/46/19/PL at Condition 19. It is anticipated that, if absolutely necessary, the same pre-commencement condition could be attached to the proposed application's decision notice, should planning permission be granted, to ensure that appropriate mitigation measures are agreed and implemented.
- 6.6.11. To conclude, the proposed development is considered to be in accordance with the NPPF and local planning policy.

ECE Planning

6.7. Ecology, Landscaping and Arboricultural Matters

Ecology

- 6.7.1. The application is accompanied by a Preliminary Ecological Appraisal (PEA) which has been carried out by Urban Edge Environmental Consulting.
- 6.7.2. The accompanying PEA suggests further protected species surveys in the form of a Great Crested Newt survey, a Badger Survey and a ground-level tree assessment to be carried out with regards to roosting bats. As set out within the accompanying PEA, these surveys are currently being carried out and will be submitted to the LPA prior to commencement of development.
- 6.7.3. The accompanying PEA also suggests precautionary measures to be adhered to prior to and during construction to ensure that an offence under the relevant legislation is avoided. In addition, the PEA suggests ecological protection measures to be carried out as part of the proposed scheme.
- 6.7.4. In terms of opportunities for Biodiversity Net Gain, the PEA suggests the following measures to be incorporated into the scheme. Please note that the following bullet points are summarised whilst the PEA sets them out in detail:
- Buffers of less intensively managed vegetation
 - Hedgerow creation and/or restoration as part of the landscaping plan
 - Plant species to encourage bats
 - Installing a range of artificial nest boxes for bats and birds
- 6.7.5. To conclude, the scheme is considered to be acceptable in biodiversity terms and seeks to achieve biodiversity net gain.

Landscaping

- 6.7.6. This application is supported by a Landscaping Strategy and plans which have been produced by ACD Environmental. The Landscaping Strategy comprises of the following: Landscape Management and Maintenance Plan, Soft Landscape Specification, Landscape Masterplan, Soft Landscape Proposals drawings and Hard Landscape Proposals drawings.
- 6.7.7. The accompanying submission details suitable soft and hard landscaping for the scheme which has stemmed from recommendations from the Ecological Surveys and from similar schemes in the immediate vicinity.
- 6.7.8. The proposed landscaping strategy is considered to enhance the site significantly in terms of visual amenity and would be entirely appropriate for a residential scheme of this nature and size.
- 6.7.9. Please refer to the accompanying supporting reports and drawings for further information.

Arboriculture

- 6.7.10. This application is supported by an Arboricultural Assessment and Outline Method Statement including Tree Layout Plan and Tree Protection Plans which have been prepared by Nicholas Jones Consultants Limited.

ECE Planning

- 6.7.11. The accompanying assessment provides details of the trees which are proposed to be removed as a result of the development. This includes six individual trees and three groups of trees proposed for removal to facilitate the development. As set out within the accompanying assessment, the trees which are proposed for removal or pruning are all low-quality trees and therefore the impact would be low.
- 6.7.12. The assessment additionally provides details of the group of trees which are covered by a Tree Protection Order under reference TPO/1/07/A to the north of the site access (as previously identified in Figure 2). As set out within the accompanying report, the proposals do not seek the removal of these trees within the TPO group.
- 6.7.13. Furthermore, and as identified within the Proposed Site Plan, the proposals do not seek the removal of any trees to the front of the site, fronting Roundstone Lane, which are considered to positively contribute towards the visual amenity of the area. The trees on the boundary are retained to maintain the tree lined character of the locality.
- 6.7.14. To conclude, the accompanying assessment states that, from an arboricultural perspective, the principle of the proposed development is therefore considered supportable in terms of Local Policy relating to trees.

6.8. Sustainability and Energy

- 6.8.1. This application is supported by an Energy and Sustainability Assessment which has been prepared by MCA Consulting Engineers Ltd.
- 6.8.2. Policy ECC SP2 of the Arun Local Plan requires major developments to produce at least 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, along with energy efficiency measures.
- 6.8.3. The accompanying Assessment demonstrates that the development meets the requirements of Policy ECC SP2 by producing at least 10% of the energy requirements of the development from renewable energy (solar PV). Additionally, a number of U-values are proposed for different parts of the development and the proposed heating system will consist of a natural gas boiler for each residential unit. Decentralised mechanical extract fans will be provided in bathrooms and kitchens, whilst windows will be openable providing ventilation and mitigation against summer overheating.
- 6.8.4. To conclude, the proposals would be in accordance with relevant local and national planning policy. Please refer to the accompanying Energy and Sustainability Assessment for further information.

6.9. Flood Risk and Drainage

- 6.9.1. This application is supported by a Flood Risk Assessment and Drainage Strategy which has been prepared by Odyssey.
- 6.9.2. The accompanying report provides a summary of relevant planning policies and strategies, a review of existing site conditions including the hydrology, geology and existing drainage regime of the site, an assessment of the existing flood risk to the site and the proposed surface water and foul drainage strategy to be adopted.
- 6.9.3. In summary, the proposed surface water drainage strategy would be by way of infiltrations SuDS. It is proposed that surface water generated by the proposed development would drain to an infiltration blanket located underneath public open space, or to individual trench soakaways located in the rear gardens of contributing properties.

ECE Planning

6.9.4. In terms of the foul water drainage strategy, it is proposed that foul water from the development would be conveyed via gravity to a pumping station, initially shown at the site's south-east corner of the proposed public open space; this is subject to further detailed design which can be controlled via appropriately worded conditions, if necessary.

6.9.5. In conclusion, the accompanying Flood Risk Assessment and Drainage Strategy demonstrates that the proposed development can be drained in a sustainable manner, commensurate with national and local policy.

6.10. Contamination

6.10.1. This application is supported by a Phase I Desk Study, Site Reconnaissance and Phase II Site Investigation Report which has been prepared by Leap Environmental.

6.10.2. The accompanying desk study has identified a number of potential sources of contamination associated with the site's former and current uses. As such, Phase II has been carried out to understand the extent of the contamination and possible mitigation measures to allow for the redevelopment of the site. Further contamination studies have been recommended which can be secured by appropriately worded conditions, subject to approval of the application.

6.11. Archaeology

6.11.1. This application is supported by an Archaeological Desk-based Assessment (including Historic Environment Record Search) which has been prepared by TVAS South.

6.11.2. The accompanying report covers relevant national and local planning policy, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

6.11.3. The accompanying Assessment concludes that there are no known heritage assets on the proposal site or in a position to be directly affected by the proposed development. All the Listed buildings in the area are sufficiently removed from the proposed site for their settings not to be affected visually or otherwise.

6.11.4. In considering the archaeological potential of the study area, the accompanying Assessment concludes that it is necessary to provide further information about the archaeological potential of the site from field observations, in order to draw up a scheme to mitigate the impact of the development.

6.11.5. It is considered that such studies can be controlled by an appropriately worded condition.

6.12. Transport and Highways

6.12.1. This application is supported by a Transport Statement which has been prepared by Odyssey. The accompanying Statement sets out the pre-application advice, which was sought from WSCC Highways, prior to this application for Full Planning Permission being submitted for consideration.

6.12.2. Section 9 of the NPPF promotes sustainable transport and how this can be delivered through the planning system. Paragraph 103 of the NPPF states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The site is located within a sustainable location with access to an abundance of sustainable transport modes, providing future residents with a choice on how to travel. The accompanying Transport Statement reviews the local area in detail and further supports that the site is sustainably located.

ECE Planning

- 6.12.3. Policy HD8 of the made Neighbourhood Plan (NP) states that WSCC Parking Standards should be followed for new developments. Since the adoption of the NP, Arun have adopted their own Parking Standards in the form of a Supplementary Planning Document (SPD).
- 6.12.4. The Parking Standards SPD identifies that the site is in 'Zone 2' and therefore should provide the following parking provision:
- 2no. spaces per 1no. bedroom residential unit
 - 2no. spaces per 2no. bedroom residential unit
 - 2no. spaces per 3no. bedroom residential unit
 - 3no. spaces per 4+ bedroom residential unit
- 6.12.5. As set out in Section 4 of this Statement, the proposals seek to deliver the following:
- 2no. spaces per 1 and 2-Bedroom Affordable Flat
 - 2no. spaces per 2-Bedroom House
 - 2-3no. spaces per 3-Bedroom House (including car barns/garages)
 - 3no. spaces per 4-Bedroom House (including car barns/garages)
- 6.12.6. The proposals would be in accordance with Arun's adopted parking standards and therefore, the proposals would be in line with Policy HD8 of the made NP.
- 6.12.7. In terms of cycle parking, the proposals would provide adequate storage within shared stores and sheds in private rear gardens, in accordance with Arun's adopted parking standards.
- 6.12.8. To conclude, the parking and cycle provision would be in accordance with relevant planning policy. Additionally, the accompanying Transport Statement includes an assessment of the vehicle trip generation and traffic impact of the proposed development which ascertains that there will be no material impact on the local highway, and that off-site highway capacity improvements are not required. The proposal is therefore considered to be acceptable on highway grounds, as per the NPPF which prescribes that developments should only be refused on highways and transport grounds if the impact is 'severe'.
- 6.12.9. Please refer to the Transport Statement for further information.

6.13. Open Space Provision

- 6.13.1. The Arun District Council Public Open Space, Playing Pitches and Built Facilities SPD has been fully reviewed in the preparation of this application.
- 6.13.2. The proposed scheme seeks to provide 2,728.59sqm of open space within the scheme.
- 6.13.3. The Arun Open Space calculator (adopted January 2020) has been consulted and reveals the following on site requirement, based on 40 dwellings:

ECE Planning

OPEN SPACE AND PLAY CALCULATOR			
Number of dwellings	40		
Population	88		
Onsite contribution requirements (SqM)	Public Open Space	Play Space	Allotments
	2,816	484	0
Offsite contribution requirements (£)	Public Open Space	Play Space	Allotments
	0	0	770
Commuted POS Maintenance Sum (for 20 year period)	47,534		
Play Maintenance Sum (per play site)	30,000		

Table 9 - Arun Open Space calculator based on 40 dwellings

- 6.13.4. As illustrated above, the Calculator identifies a total requirement of 3,300sqm. The proposed development would therefore fall short of on-site Public Open Space (POS) by 571.41sqm. Additionally, the proposed scheme would fall short of on-site Play Space (PS) by 484sqm. A total of 1,055.41sqm.
- 6.13.5. The calculator is considered to be very black and white in requiring the POS and PS to be on-site provision only. Arun's SPD has therefore been consulted to see what an off-site contribution would be for the remaining 571.41sqm of POS and 484sqm of PS. Refer to table below which has been taken from the SPD.

Table 4.1.3: Financial contribution per dwelling rate

	Public Open Space	Play	Allotment (Minimum £1,000)
Cost per Square Metre	£28	£143	£3.50
Contribution per dwelling	£1,971.20	£1,730.30	£19.25

Table 10 – Table 4.1.3 from Arun District Council Public Open Space, Playing Pitches and Built Facilities SPD

- 6.13.6. In accordance with the above table, the following calculation has been carried out:
- Public Open Space – 571.41sqm x £28 = **£15,999.48**
 - Play Space - 484sqm x £143 = **£69,212.00**
- 6.13.7. The Open Space calculator also identifies that Allotments will need to be provided by way of an off-site contribution. This would equal £770 (40 x £19.25) however as identified above, the minimum contribution for Allotments would be **£1,000**.

6.13.8. Taking the above in to consideration, the total off-site contribution would equal:

- Public Open Space – 571.41sqm x £28 = **£15,999.48**
- Play Space - 484sqm x £143 = **£69,212.00**
- Allotments = **£1,000**
- **Total = £86,211.48 + Maintenance Sum**

6.13.9. We are of the view that the total requirement for POS, PS and Allotments as calculated by Arun Open Space calculator is unreasonable for a site of this size (1.33ha) and amount of dwellings proposed (40 dwellings), equalling 30.07 dwellings per hectare. If the number of dwellings were to decrease to meet the shortfall of open space identified, then this would not be an effective use of land, particularly having regard to the District's severe lack of 5 year housing land supply and due to the fact that the site is situated within very close proximity to a large amount of existing open space, located approximately 100m to the south-west at Mayflower Way.

6.13.10. We have carried out research in terms of precedents within the locality which reveals the following in terms of POS, PS and Allotments.

Reference	Address	Proposed amount of dwellings	Site Area (hectares)	Residential Redevelopment Density	POS, PS and Allotment provision
A/46/19/PL	Land North of Mayflower Way	24no. dwellings	0.94	26dph	Little on-site provision. Off-site contribution of £30,000 towards the maintenance and/or improvement of the existing open space immediately to the west of the site. No PS or allotment contributions known.
A/81/18/RES	Quiet Waters	30	0.773	37.1	Little on-site POS in eastern part of the site. A LAP is provided in front of apartment block. No known off-site contribution sought for allotments or remainder POS.
A/38/18/RES	Manor Nurseries	32	1.14	28	Provided two areas of POS. One measuring 704sqm and the second measuring 418sqm. Financial contribution of £16,242 in lieu of on-site play space to be provided towards fitness trail equipment at Palmer Rd Recreation Ground. No known off-site contribution sought for allotments.

Table 11 - Public Open Space, Play Space and Allotments Precedents

- 6.13.11. It is important to note that the site to the south, Mayflower Way, (reference A/46/19/PL) received consent post adoption of the Calculator for little on-site provision and were required to pay a contribution of £30,000 towards the maintenance and/or improvement of the existing open space immediately to the west of the site. The following commentary on lack of open space was provided within the Officers Report for application reference A/46/19/PL:

'The lack of adequate on site open space needs to be considered against the need for the scheme to provide the number of units identified to facilitate the development on the opposite side of Mayflower Way by the Community Land Trust. Although the space is lower than desired by guidance, the site is adjacent to public open space which will benefit from the proposal since contributions will be derived from the development which will go made towards improvements to the quality of the open space.'

- 6.13.12. The Arun Design Guide, also provides guidance on Open Space provision, stating clearly at H.03:

'All development should enhance the provision, quality or accessibility of open spaces and sports, community or leisure facilities, whether by appropriate contribution via planning obligations, or direct provision.'

'These spaces should be designed positively and clearly defined through building frontages which provide appropriate natural surveillance through enclosure and overlooking. They should be accessible for all.'

- 6.13.13. In our view and in this instance, the reduced level of on-site provision is acceptable given the precedents as set out in Table 11 and due to the size of the site. As previously set out, the District cannot currently demonstrate a 5-year housing land supply and therefore the higher density of residential dwellings is vital to make the most effective use of this previously developed site for housing.
- 6.13.14. In addition to the above, the site is allocated within the made Angmering Neighbourhood Plan (2014) for 66+ dwellings which does include additional land to the south/west. It is important to note that the Angmering Neighbourhood Plan is currently under review as they are required to allocate an additional 117+ dwellings to help meet Arun's projected housing need. The residential redevelopment of this site would therefore be a significant contribution towards the identified need which is an additional material consideration.
- 6.13.15. To conclude, the level of on-site public open space is considered to be entirely acceptable and, in this instance, an off-site contribution is not required.

7. Conclusions

- 7.1. This Planning, Affordable Housing & Noise Assessment Statement has been produced on behalf of Sigma Homes Ltd in support of their Full Planning Application for Land at Former Shrublands Nursery in Angmering. The description of development for the proposal reads:

‘Demolition of existing buildings and erection of 40no. residential dwellings including 12no. (30%) affordable units and associated landscaping, road layout, parking and provision of Public Open Space’.

- 7.2. The application site comprises land within the built-up area boundary of Angmering where residential development is encouraged. The site (including additional land which does not comprise this application) is allocated within the made Angmering Neighbourhood Plan (2014) for 66no. dwellings. As set out in further detail in this Statement, it is important to note that the Angmering Neighbourhood Plan (2014) is currently under review as they are required to allocate an additional 117+ dwellings to help meet Arun’s projected housing need. The provision of 40no. dwellings on land within the Applicant’s ownership would therefore make a significant contribution towards the District’s identified housing need.
- 7.3. Furthermore, the provision of 30% on-site affordable housing would represent a significant contribution in meeting a separate identified housing need.
- 7.4. As set out within this submission, the proposed development will deliver a mix of housing, which will be designed to a high-quality standard, that will be in-keeping with the surrounding established vernacular and precedent applications.
- 7.5. It is our view that the proposed development would not result in any adverse impact on highway capacity or in terms of flood risk. In terms of impact on amenity, it is contended that the development would not cause any harm.
- 7.6. In respect of landscape impact, it has been demonstrated that the proposed development will enhance the site significantly in terms of visual amenity and would be entirely appropriate for a residential scheme of this nature and size.
- 7.7. As set out, the scheme would accommodate measures to result in biodiversity net gain. In terms of trees, the proposed development would only remove low-quality trees in order to facilitate the development but would not remove the trees to the front of the site which are considered to positively contribute towards the visual amenity of the area.
- 7.8. Furthermore, the scheme is acceptable in archaeological terms. As set out within this statement there are no constraints relating to noise and contamination which cannot be appropriately mitigated through appropriately worded conditions.
- 7.9. In terms of sustainability, the proposed scheme would meet the requirements of local planning policy by producing at least 10% of the energy requirements of the development from renewable energy (solar PV), along with a number of U-values which are proposed for different parts of the development.
- 7.10. This application has further demonstrated that the proposed development can be drained in a sustainable manner, commensurate with national and local policy.

ECE Planning

- 7.11. The proposed on-site open space provision is considered to be entirely acceptable in this instance and an off-site contribution would not be required.
- 7.12. Overall, the application is located in a sustainable location and accords fully with the Development Plan and the NPPF, in particular the presumption in favour of sustainable development.
- 7.13. It is strongly contended that all relevant issues have been satisfactorily addressed, such that the application is acceptable. We respectfully request therefore that planning permission is granted.