



PLANNING STATEMENT

IN RESPECT OF PROPOSALS FOR 84 HOMES ON LAND OFF DAPPERS LANE,
ANGMERING | **MAY 2020**



Planning Statement

In respect of Proposals for 84 homes on land
between Arundel Road and Dappers Lane, Angmering
(Part of designated area SD9; 3.6ha gross/ 2.25ha net).

Date of Planning Application to Arun District Council: May 2020

Persimmon Homes Thames Valley Ltd

Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

Telephone: 01276 808080

Executive Summary

The 84 homes form part of the North Angmering Strategic Housing Allocation and will consist of 2, 3, and 4-bed dwellings; tenure will be 70% market housing and 30% affordable housing; density of development is 37 dwellings per hectare. The site is owned by Persimmon Homes and completion of the development is anticipated within 2 years of planning permission.

The specialist team advising on the site and development proposal:

- Thrive Architects
 - Bright Plan Transport & Civil Engineering
 - White Young Green Ecology
 - White Young Green Landscaping
 - Barrell Arboriculture
 - Robert Clark, Head of Planning and Laura Jackson, Planning Manager, Persimmon Homes
-

Prepared by: Robert Clark BA (Hons) Dip TP MRTPI **Date:** April 2020.

Checked by: Laura Jackson BA (Hons) MA MRTPI **Date:** April 2020.



Contents of the Planning Statement:

1. Introduction
 2. Site & Location
 3. The Proposed Development
 4. Market & Affordable Housing Components
 5. Development Plan Context
 6. Planning Assessment
 7. Community Engagement
 8. Conclusion
-

The component parts under consideration in this Statement:

Ecology	Housing Mix
Trees	Open Space Standards
Archaeology	Design
Flood Risk & SUDS	Energy & Sustainability
Access & Transport	Community Engagement

1. Introduction

- 1.1 The Planning Statement has been prepared by Persimmon Homes, who have been focusing on proposals for the Company's freehold land, extending west of Dappers Lane, Angmering following the site's allocation in the adopted Arun District Local Plan. The block of land - which has been earmarked for 100 homes - forms part of a much wider allocation for 800 units in Angmering North.
- 1.2 The planning statement accompanies a full planning application submitted to Arun District Council for:

"84 dwellings (Class C3), public open space, play areas, associated infrastructure and landscaping".
- 1.3 The proposals have been shaped by a suite of technical reports including detailed arboricultural, drainage and ecological assessment that have been distilled into the layout for 84 homes. Following digest of these technical details Persimmon Homes is now ready to submit a planning application for the Dappers Lane site; it follows comprehensive discussions with the North Angmering Steering Group, Officers, Elected Members, the Parish Council and West Sussex County Council over the last 18 months.
- 1.4 Broadly, the main changes since the initial layout was presented in September 2018 is the removal of flats, a reduction in the overall numbers to 84 dwellings, the introduction of a Village Green, as a central feature, and a balancing pond in the SW corner to accommodate surface water drainage.
- 1.5 This Planning Statement provides a summary of the application and the Planning Policy Framework that has shaped the proposals. Specifically, it sets out the scheme's components, the stakeholder engagement, policy context and the affordable housing proposals.
- 1.6 The application is supported by the necessary supporting documents, including:
 - i. Design and Access Statement
 - ii. Ecological Impact Assessment
 - iii. Flood Risk Assessment
 - iv. Archaeological Assessment
 - v. Landscape and Visual Assessment
 - vi. Statement of Community Involvement
 - vii. Transport Statement

2. Site Description and Location

- 2.1 The site embraces some 9.1 acres/ 3.6ha overall, and extends from the west flank of Dappers Lane, from which access will be taken. Beyond the western boundary there are open fields, then St Margaret's Primary School and running parallel to the western boundary is a public footpath, heading northwards and south to Pine Trees Close. To the south, is an existing housing development (Woodlands Close), an estate of 1960's bungalows. To the north is Heron's Farm, and an area of woodland.

- 2.2 Dappers Lane is a 2-way carriageway road subject to a 30mph speed limit in the vicinity of the site; circa 120m to the north of the site the road transitions to the national speed limit of 60mph
- 2.3 Presently, the Persimmon Homes site is used for equestrian activities and there are no special or restrictive planning policy designations attached to this block of land; also, there is no built coverage of any kind within the site.
- 2.4 The land is discreetly located, and very well contained by existing natural features, such as boundary hedgerows and trees; although there are some glimpsed views from the wider landscape on the western boundary. Beyond the eastern flank of the Dappers Lane boundary is the remainder of the North Angmering strategic housing allocation, which extends to the North and South of Water Lane, where two sites now have Outline Planning Permission for 525 units and 175 units respectively.
- 2.5 The A27, a main distributor road, heading west toward Chichester and east towards Brighton is situated approximately 500m north of the site. The A27 forms part of the strategic road network providing a link between Chichester and Portsmouth to the west and Brighton and Eastbourne to the east.
- 2.6 The site is not directly affected by any national, regional or local landscape or ecological designations. The South Downs National Park does however lie to the north of the A27 and, as such, is not directly affected by these proposals. There are no heritage designations and the land is not within a Conservation Area.

3. The Proposed Development

- 3.1 Our proposals are in detailed form and are shown the submitted master plan (drawing ref: A77-PL-01 and A77-PL-02), which as noted earlier, encompasses some 9.1 acres / 3.6ha, overall, but not all of that land is to be developed: approximately 6 acres of new housing is proposed, accommodating 84 dwellings. The residual acreage will accommodate special set-aside areas for dormice, along the northern and western boundary; plus there are to be areas of informal public open space – including the proposed Village Green and pond.
- 3.2 As noted earlier, Persimmon Homes are seeking full planning permission for the development comprising:

“84 dwellings (Class C3), public open space, play areas, associated infrastructure and landscaping”.
- 3.3 Overall, the scheme will provide numerous contributions to the local community and Arun District Council through the Government’s New Homes Bonus Scheme, plus a comprehensive package of education, childcare, green space, highways, and public transport contributions, alongside local highway improvements. In other words, social and community infrastructure will be funded through binding legal agreements.

4. Market and Affordable Housing & Housing Mix

- 4.1 The proposed development will provide 84 residential properties, of which it is proposed that 30% will be affordable (25 units). The affordable housing will be pepper-potted around the Site in small clusters.
- 4.2 The housing tenure for the affordable units is split 75% affordable rent and 25% shared ownership which aligns with the adopted Local Plan policy (AH SP2). The affordable housing will be secured via a binding s106 Agreement with the Council and arrangements will be made to transfer the affordable units to a Registered Provider/ housing association.
- 4.3 On housing mix/ private provision there are to be:
- . 32 x 2-bed units
 - . 16 x 3-bed units
 - . 11 x 4-bed units
- Total: 59 dwellings**
- 4.4 On housing mix/ housing association there are to be:
- . 16 X 2-bed units
 - . 9 x 3-bed units
- Total: 25 dwellings**

5.0 Development Plan & Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 require all planning applications to be determined in accordance with the development plan unless material consideration indicate otherwise.
- 5.2 Similarly, Section 70 (2) of the Town and Country Planning Act (1990) states that in dealing with planning applications the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

National Planning Policy Framework (NPPF)

- 5.3 The NPPF (March 2019) sets out the Governments planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 5.4 The framework relates the requirement for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 2).
- 5.5 Importantly, Paragraph 7 explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 explains that achieving sustainable

development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- An economic objective;
- A social objective;
- An environmental objective.

5.6 Paragraph 11 sets out the Frameworks presumption in favour of sustainable development. For decision making this means: approving development proposals that accord with an up-to-date development plan without delay.

5.7 Moreover, the Framework goes on to say that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

National Design Guide

5.8 The National Design Guide was published in October 2019 and is a material consideration for planning applications. The new Design Guide provides some more substance to the definition of 'good design' for use by Local Planning Authorities (LPAs) and developers. LPAs have to consider national planning policy in plan making and development management. Paragraph 130 of the National Planning Policy Framework (NPPF) states: *Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.* The new guidance establishes that 'good design' can be described with the following ten characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

Arun District Local Plan 2011 - 2031

5.9 The development plan for Arun District comprises the adopted District Arun Local Plan 2011 – 2031, in which the Site is allocated as part of the North Angmering Strategic Allocation for 800 new homes (Policy SD9); the principle of development has therefore been established. Policy SP9 states:

"Angmering North (SD9)

Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation:

- a. *explore opportunities to provide library access to meet identified local need either on-site, or by making contribution towards new facilities or the improvement or expansion of the relevant existing facilities,*
- b. *Extend the existing local village health facilities in the locality,*
- c. *Accommodation for nursery places, linked to the primary school provision,*
- d. *Primary school provision (1 FE expandable to 2 FE to serve Angmering North SD9 and Angmering South and East SD11), either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,*
- e. *Be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape and mitigation measures which address harmful impacts identified within the Appraisal, and*
- f. *Incorporate planned new employment provision in conjunction with EMP SP3."*

5.10 Therefore, the application should be assessed against the Local Plan policy as the tool for guiding development proposals. Moreover, the Site and the proposals have been fully scrutinised by Officers and the North Angmering Steering Group over the last 18 months, and the s106 obligations will help to deliver the policy aspirations outlined above - particularly in relation to education provision, library and health facilities (Policy INF SP1).

5.11 In this instance, because the Site is allocated for residential development, the application has been considered against the policies in the adopted Arun Local Plan; and those policies considered in the evolution of the proposals are set out in Appendix 4.

5.12 Additionally, the proposals have responded to the following Supplementary Planning Guidance documents:

- i. Arun District Council Parking Standards SPD (January 2020)
- ii. Public Open Space, Playing Pitches and Build Facilities DPD (January 2020)
- iii. Draft Design Guide (in consultation)

6.0 Planning Assessment

6.1 As noted above, the subject Site is allocated for development in the adopted Arun Local Plan 2011-2031 (July 2018). Paragraph 11 of the NPPF sets out the '*presumption in favour of sustainable development*' which for decision making means approving development proposals that accord with an up-to-date plan without delay.

6.2 Throughout the scheme's evolution thorough consideration has been given to the policies in Appendix 4, which have formed an integral part of the design process and the dialogue with Officers and Members over the last 18 months.

6.3 The land is owned by Persimmon Homes and can be delivered expeditiously once planning permission has been granted - thus contributing toward the Council's housing targets set out in Policy H SP1, including the delivery of 30% affordable housing - in line with Policy AH SP2.

6.4 The underlying merits of the scheme are as follows:

- 84 new homes as part of the District's housing requirements (Policy H SP1);
- A range of 2, 3 and 4-bedroom homes (Policy H DM1) that meets the guidance set out in the SHMA;
- 30% of the housing will be affordable including 75% rent and 25% shared ownership (Policy AH SP2)
- The unsightly pylons which now cross the site will be removed leading to a landscape improvement (Policy QE SP1);
- Integral to the scheme is 'green space permeability' including both informal and formal open space, with linkages to the existing public right of way on the western boundary - providing opportunities for play, health and well-being (Policy HWB SP1).
- A distinct green corridor will be available along the northern and western boundaries to safeguard dormice habitat (Policy ENV SP1) while creating biodiversity benefits (Policy ENV DM5).
- Improvements to both highways and drainage off-site infrastructure (Policy T SP1 and INF SP1).

Trees

- 6.5 All trees around the development edge will be retained providing an aesthetic envelope and biodiversity value for wildlife, particularly for bats which forage in the area – thus in accord with Policy ENV DM3 *Development and biodiversity* and Policy ENV DM4 *Protection of trees*. Retaining the oak tree and its root protection area, close to the site entrance, will preserve the rural character and setting of Dappers Lane – as will the two areas of open space at the site entrance.

Ecology

- 6.6 Presently, the Site is used for equestrian activities and a number of detailed surveys have been undertaken by specialist consultants to determine whether any notable or protected flora and fauna species are present on the Site. These included an extended Phase 1 habitat survey and bat activity survey and dormice survey.
- 6.7 The bat surveys identified no roosts but the site boundaries were being used as foraging and commuting corridors. All existing/ natural boundaries are being incorporated and retained within the development, so these habitats will be safeguarded - as per Policy ENV DM3 *Biodiversity Opportunity Areas*. Despite the absence of roosting, seven (*effectively commuting*) bat species were recorded as using the habitats across the Site.
- 6.8 Our consultants, WYG, have made a series of recommendations to protect the bats and their foraging / commuting routes which will include retaining buffers along the eastern and western boundaries, and a sensitive lighting strategy.
- 6.9 There are small patches of habitat that are suitable for dormice along the northern and western boundary, most notably adjoining the woodland area. Evidence of dormice was found during the field survey and, as mentioned, earlier, a distinct green corridor will be available along the northern and western boundaries to safeguard the dormice habitat.
- 6.10 The Site has been appraised for its suitability to support great crested newts. The short semi-improved grassland within the Site has low potential to offer suitable terrestrial habitat for great crested newts to commute and forage. However the boundaries of longer vegetation in

ditches, and the hedgerows have moderate potential to support great crested newts during their terrestrial phase. eDNA testing of local waterbodies was also undertaken which concluded that they are likely to be absent from the local area. On this basis any newt suitable habitat that is found will be cleared a non-licensed method statement

- 6.11 The wildlife recommendations are an integral part of the design process that have informed the layout and ultimately the planning application, reflecting the aspirations of Policy ENV SP1 (*Natural Environment*) / Policy ENV DM3 (*Biodiversity Opportunity Areas*) and Policy ENV DM5 (*Development and biodiversity*).

Access

- 6.11 As mentioned previously, access will be taken from Dappers Lane via a new junction arrangement. The junction has been designed to give 'physical informality,' to maintain the rural stamp of Dappers Lane.
- 6.12 The proposed access strategy for the development has been resolved by Bright Plan Civil Engineering, in conjunction with the County Council, with full consideration to Policy T SP1 (*Transport and Development*) and Policy INF SP1 (*Infrastructure provision and implementation*). Off-site road improvements are required including the widening of Dappers Lane along a modest section, of approximately 83.2m. This is to be within highway verge, facilitating a continuous pedestrian path along the length of Dappers Lane, helping to encouraging alternative forms of transport mode.
- 6.13 The main traffic movements from the north of the site entrance are from existing residential properties, so the present lane-like character will remain largely unchanged northwards of the site entrance - reflecting the aspiration of Policy D DM1 *Aspects of Form and Design Quality*. In short, the majority of traffic from the site will flow southwards along Dappers Lane. A more detailed overview of the off-site highway works can be seen within the Bright Plan Consulting Transport Assessment.
- 6.14 No additional/ further modelling work is required, and West Sussex County Council has no objection to the proposals. Persimmon Homes will make a proportionate contribution toward off-site highway improvements as part of the Section 106/Legal Agreement and the requirements of Policy T SP1 and Policy INF SP1. Incidentally, 50 homes will be provided with a charging point for electric vehicles, in accordance with the District Councils January 2020 Parking Standards.
- 6.15 The layout also incorporates the appropriate parking standards set out in both Arun District Council's emerging parking guidance, and West Sussex County Council's guidance; and refuse vehicle tracking has been undertaken to ensure accessibility for all dwellings.

Energy

- 6.16 10% of the new households energy requirement, will be generated from carbon reduction as well as incorporating the rigorous up-to-date building regulations, ensuring homes are energy efficient (Policy ECC SP2).

- 6.17 With regards to the EV charging points, Arun's Parking Standards SPD dated January 2020 states that one active EV charging point should be provided for every dwelling which has a garage and driveway. It goes on to state that all other development will need to provide EV charging points in 20% of parking spaces. For the proposed development this equates to 27 dwellings being provided with an active EV charging points and a further 23 charging points have been allocated to private dwellings across the site (20% of 114 spaces equate to 22.8).

Archaeology

- 6.18 In accordance with government planning policy and guidance, an initial desk top assessment examined the lands-below-ground archaeological potential, which concluded the Site as having a low potential for archaeology (Policy HER DM6 Building Conservation and Archaeological Heritage). Notwithstanding that assessment, the LPA may require further investigation to clarify the presence or absence of archaeology.

Design

- 6.19 The accompanying Design and Access Statement shows a clear assessment of the Site's constraints and opportunities, set out below. This exercise has informed much of the design process including movement, drainage, legibility, access and linkages, focal buildings, materials and secure-by-design principles.

Constraints

- *Root protection zones of existing boundary trees (Policy ENV Protection of Trees).*
- *Dormice 'buffer zone' along western and most northern boundary (Policy ENV DM3 Biodiversity Opportunity Areas).*
- *Existing overhead pylon along the western boundary of the site.*
- *Proximity of bungalows on the southern boundary (Policy QE SP1).*
- *Boxed culvert along the southern boundary requiring a 3-metre offset for maintenance (Policy INF SP1).*

Opportunities

- *New access from Dappers Lane (Policy TP SP1).*
- *Creation of central village green to act as a node/focal feature and LEAP.*
- *Pedestrian link to the footpath on the western boundary (Policy TP SP1).*
- *Creation of the SUDs feature in the south west corner as part of the green infrastructure/drainage strategy (Policy W DM3 Sustainable Urban Drainage Systems).*
- *Open space area and LAP to frame the site entrance providing play opportunities (Policy HWB SP1 Health and wellbeing).*
- *Strategic planting of landscape/trees along the main spine road to create a green corridor (Policy QE SP1).*

- 6.20 In accordance with Policy D SP1 (Design), the scheme makes an efficient use of land while reflecting local built-character. Policy DM1 (*Aspects of form and design quality*) sets out the 'headline' criteria for the design quality, as follows:

1. Character
2. Appearance/attractiveness
3. Impact
4. Innovation
5. Adaptability

- 6. Crime prevention
- 7. Trees and woodland
- 8. Solar gain

- 6.21 A detailed overview of the design components is set out in the Design and Access Statement. Briefly, three character areas are proposed to create variety in the built form throughout the scheme. Particular attention has been given to movement through the scheme, the careful placement of focal buildings and the synthesis of (appropriate) materials and density for this semi-rural location. Overall, the street scenes show a theme for each character area including high quality materials - such as a West Sussex 'vernacular' brick, render and weatherboarding to create a strong sense of identity for each part of the site.
- 6.22 The palette of traditional materials and building styles, including flint and brick will help to create an informal and semi-rural feel for the scheme; and corner / feature buildings will have detailed treatment on both elevations ensuring facades fully address the street scene. The overall development yield is 37 dwellings per hectare.
- 6.23 The application proposals have sought to respond to the new National Design Guidance and provide a development that is not only suitable for the Site but one which is well designed for its context, provides its own identity with a built form that creates a strong sense of place that is well connected to the Site's green credentials. All proposed uses and design elements have been carefully thought out. Pedestrian/cycle and vehicular movement is logical and safe and public spaces are truly accessible.
- 6.24 The emerging Arun District Design Guide has also been considered in the development of the proposed development. A full list of the relevant sections is provided in Appendix 4 and the design and access statement which accompanies the application details how the proposed development has emerged from initial site appraisal to the scheme which has been submitted.

Adaptability

- 6.25 Turning to 'adaptability', the scheme provides accommodation for both older persons and people with disabilities: 10% of the units will accord with adaptability requirements M4(2) and 2 units will comply with wheel chair accessibility requirements M4(3) in accordance with 'Access to and use of buildings: Approved Document M; Policy D DM1 of the Arun Local Plan and Paragraph 61 of the NPPF. The same proportions were agreed and approved on the land north of Water Lane.

Nationally Described Space Standards (NDDS) and External Open Space

- 6.26 Each unit will be built to Nationally Described Space Standards to reflect Policy D DM2 Internal Space Standards. The scheme also exceeds the emerging supplementary guidance for external space standards: the Council's SPG guidelines are broadly based on the National Playing Fields Association (NPFA) "Six Acre Standard". This stipulates that 3.2 hectares of open

space for every 1,000 people which equates to a minimum requirement of 5,914 sq m: the actual open space provision is 6,590 sq m; an excess of 600 sq m.

- 6.27 The units have also been orientated to ensure overlooking onto public areas including streets, open spaces and public rights of way in accordance with *Secure by Design* principles.

Housing Mix

- 6.28 The proposed housing mix, in accordance with the SHMA, was set out in Section 4, above.

Self-Build Units

- 6.29 While the Local Plan emphasises self-build / custom build this is not considered suitable on a site of 84 homes because of: (i) construction health and safety, alongside (ii) ensuring all units comply with design standards proposed in the application. Self-build units are individual / one-off dwellings and traditionally do not form part of wider estate development. As a result, self-build plots are not considered suitable in this location.

Landscape

- 6.30 Allied to these distinct character areas is the on-site open space of both informal and formal green areas of play. There are two play areas at the site entrance and within the Village Green. The green infrastructure has been carefully considered within the scheme to reflect Policy GI SP1 (Green infrastructure and development) together with linkages to the wider footpath and wider road network.
- 6.31 The informal arrangement of homes around the Village Green, providing a central green node to the development, helps to establish a clear sense of place while linkages to the footpath on the western boundary allow access southwards into Angmering, and the woodland to the north (Policy GI SP1 Green Infrastructure).
- 6.32 Throughout the layout there are areas of informal open space such as a balancing pond, Village Green and areas of protection around existing trees that are being kept. Fundamentally, the Village Green and pond will provide focal/landscape features within the layout and opportunities for planting, bio-diversity enhancement and tree planting.
- 6.33 The LEAP will provide the main focal space for children's play and is offset from existing and proposed homes by at least 20metres. The LEAP will be designed with organic, timber play equipment to reflect this rural environment and knee rails will delineate the edge to prevent cars parking / crossing the space. The green spaces will also emphasise accessible pathways / permeability for all users including wheelchair use.

Flood Risk and SuDS

- 6.34 A drainage strategy has been developed as part of the scheme and agreed with Arun District Councils Drainage Officer. It combines sustainable drainage systems, SuDS, in accordance with Policy W DM3 (*Sustainable Urban Drainage Systems*), and appropriate attenuation.
- 6.35 Initial survey work and consultation has been undertaken with the Council's Drainage Officer to consider drainage issues at the Site: it established that surface water drainage will be connected through a series of pipes and permeable paving into a balancing pond in the SW corner.
- 6.36 Permeable paving is proposed in the minor access roads and private drives, alongside arrangements to store and control the discharge of surface water into the existing culverted watercourse on the southern boundary. The off-site culvert/pipe will be upgraded (Policy INF SP1) and these improvements will reduce the risk of flooding downstream (Policy W DM2 *Flood Risk*).
- 6.37 The balancing pond is to be located at the site's low point, providing benefit in terms of water quality (Policy W SP1 *Water*), biodiversity (Policy ENV DM5 *Development and Biodiversity*) and the opportunity for an aesthetic / landscaping enhancement within the layout (Policy QE SP1). In effect, the pond will form an integral part of the green infrastructure which is to be distributed through the site.
- 6.38 A full Flood Risk Assessment and SuDS Strategy is submitted with the application: the development will be designed to accommodate a 1:100 storm event, plus 40% for climate change. The scheme is located within Flood Zone 1 (having less than a 1 in a 1,000 year event).
- 6.39 Infiltration has also been considered but this is unlikely to be viable given the clay sub-strata underlying the site. Further infiltration testing is being undertaken alongside winter ground monitoring between November 2019 and March 2020 (Policy W SP1 *Water*).

Sustainable Development Assessment

- 6.40 The benefits of the proposals in the context of the three overarching objectives of sustainable development set out in Paragraph 8 of the NPPF can be summarised as follows:

Economic

- A significant injection of expenditure into the local economy in the short term during the construction phase;
- Benefits to the Council resulting from s106 payments, Council Tax receipts and the New Homes Bonus;
- Longer term benefits resulting from increased support for local shops and services from increased population.
- Improvements to off-site road and off-site drainage infrastructure.

Social

- Provision of 30% affordable housing to meet local need;
- Contribution to meeting objectively assessed local housing need, reducing pressure on the local housing list;

- Provision of public open space, generating opportunity for health and wellbeing;
- Creation of a high-quality environment to foster the development of a vibrant and healthy community, with access to local services and facilities.

Environmental

- Protection and enhancement of habitats;
- No harm to designated wildlife with biodiversity and landscape improvements;
- Creation of and connections to green infrastructure;
- Improvements to existing off-site drainage to militate against flood risk.
- Retention of all boundary trees.

6.41 In view of the above, it is considered the proposed development is highly sustainable, conforming with the broader remit of sustainability in the NPPF and Policy SD SP1 (*Sustainable development*) in the adopted Arun Local Plan. And the matters of detailed design have been thoroughly considered over the last 18 months with both Officers and Members.

7. Community Engagement

- 7.1 As noted previously, there has been regular dialogue with Officers and Members at dedicated meetings and via the North Angmering Steering Group, attended by Members and the Parish Council. Comments have been reflected in the scheme's evolution over a period of 18 months to ensure compliance with Local Plan Policy and Stakeholder commentary.
- 7.2 Furthermore, Persimmon undertook a public consultation exercise that was organised by MPC, a specialist company in the field of communication and community engagement. MPC created a website dedicated to the scheme to garner local opinion on the proposals. The website was supplemented with a community newsletter and press release to ensure local residents have had the opportunity to review and comment on the proposals.
- 7.3 This consultative work culminated in the Statement of Community Involvement that has been submitted with the application.

8. Conclusion

- 8.1 The 84 dwellings proposals described here form part of the Strategic Housing Allocation in North Angmering for 800 new homes overall (Policy SD9). Following the necessary formal approvals, the site is immediately available for construction, and Persimmon Homes will meet its obligations to provide affordable housing, a range of accommodation and will contribute to social infrastructure provision via legal agreement. Development Plan credentials are manifestly demonstrated alongside a vital contribution to the District's housing land supply requirements.
- 8.2 A management plan for the ecologically sensitive areas of habitat along the northern and western boundary is submitted with the application and Persimmon Homes will apply for a dormice licence from Natural England following planning permission.
- 8.3 Long-standing consultations have taken place with the Local Planning Authority plus a series of presentations at the recent Steering Group Meetings, which have included Officers and the

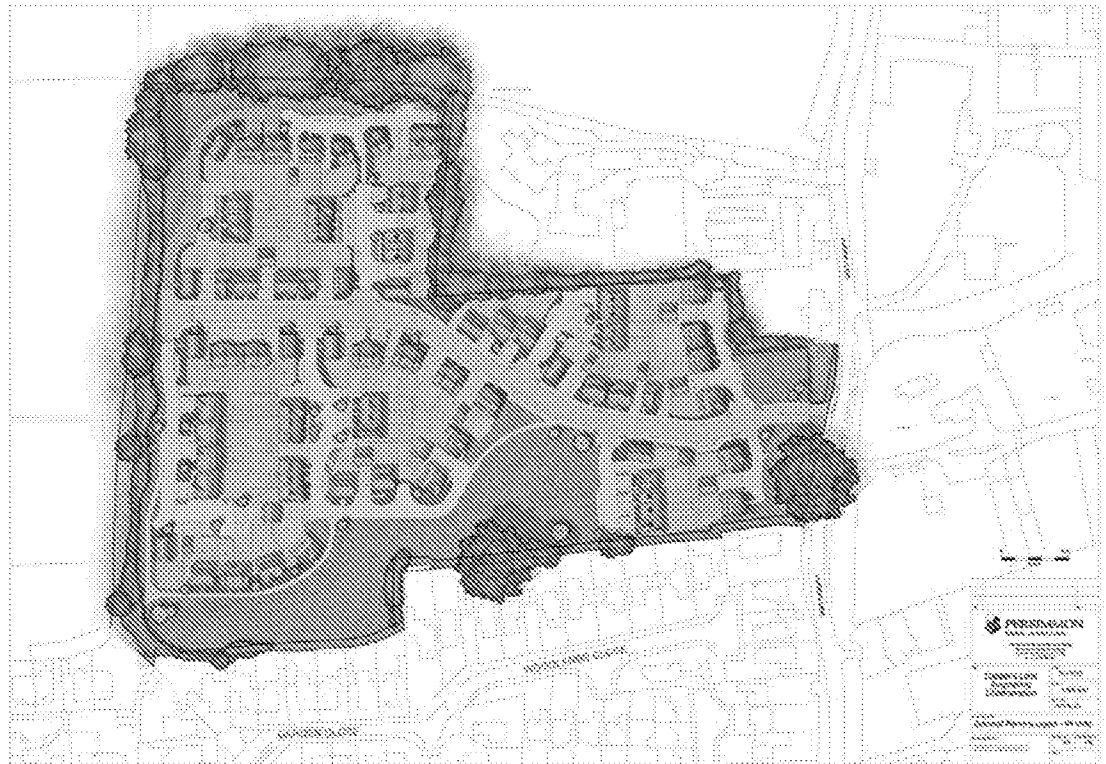
Parish Council. And a detailed dialogue has been undertaken with West Sussex County Council on the off-site road works, together with the design and form of the on-site adoptable roads: the Highways Authority has raised no objection to the proposal.

- 8.4 The development approach and use of traditional materials in the external elevations will give a strong sense of identity and the necessary gradation to fit the scheme to the landscape setting beyond the site's boundaries. In that regard Persimmon has been sensitive to balance new housing with open space and landscaped-area provision. Our obligations to undertake community consultations have been fulfilled and are reported in the accompanying Statement.
- 8.5 In view of these considerations, Persimmon commend these development and open space proposals as an appropriate response to the site, its setting, and the fulfilment of Local Plan requirements and policies.

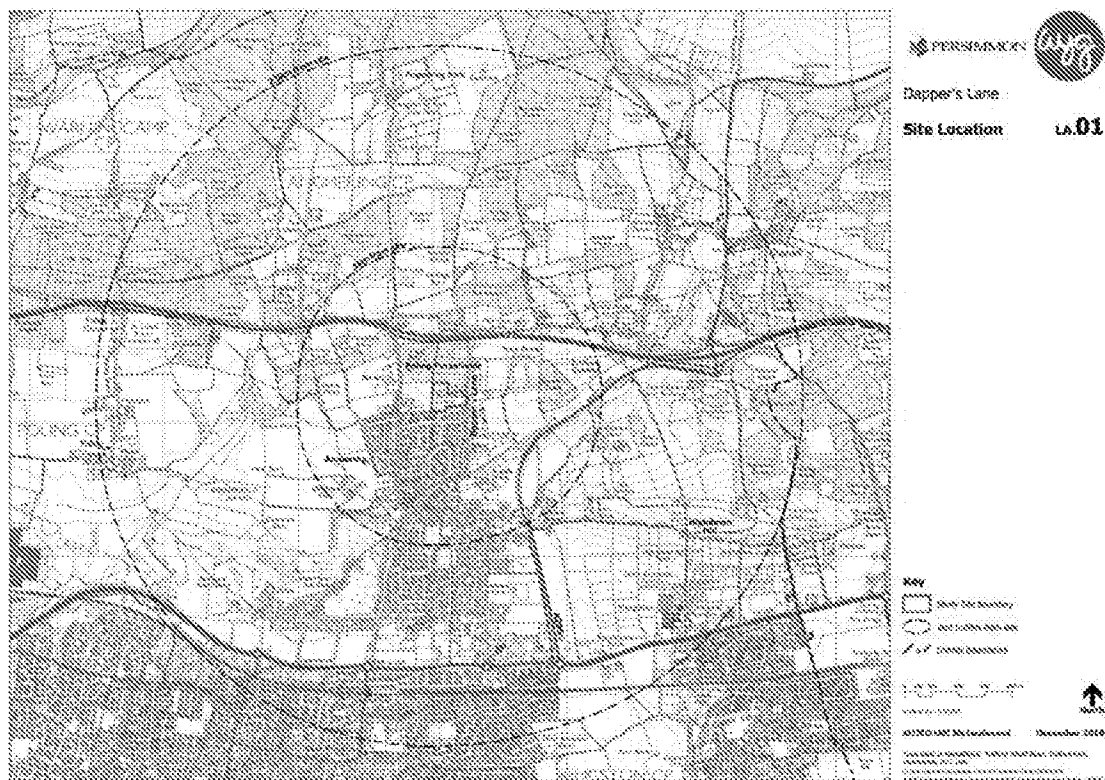
Appendix to the Statement:

1. The proposed layout.
 2. OS plan showing the locational context.
 3. OS plan showing planning constraints.
 4. Local Plan Policies Considered in the Preparation of the Scheme.
 5. Minutes of the Special Meeting held 1st August 2019
-

APPENDIX 1: The proposed layout and open space distribution, plus locational context.



APPENDIX 2: The site's locational context



APPENDIX 4: Local Plan Policies Considered in Preparation of the Scheme

Arun District Local Plan 2011 - 2031

Sustainable Development

Policy SD SP1 (Sustainable development): presumption in favour of sustainable development and working proactively to secure development that will contribute to the social, economic and environmental conditions south of the National Park.

Settlement Structure and Green Infrastructure

Policy GI SP1 (Green Infrastructure and development): protection and enhancement of existing green infrastructure network and the connections between them.

Housing Delivery

Policy H SP1 (The Housing Requirement): the planned housing for the District is 20,000 units up to 2031 which is equivalent to a delivery of 1,000 homes per annum;

Policy H SP2 (Strategic Allocations); sets out that Strategic Site Allocations must be comprehensively planned and should have regard to the masterplan endorsed by the Council;

Policy SD9 (Angmering north); sets out broad guidance for the Angmering North allocation;

Policy H DM1 (Housing mix): provision of a balanced mix of affordable and market dwellings including family sized accommodation;

Policy AH SP2 (Affordable housing): requirement for a minimum of 30% of the homes to be affordable housing based on a tenure mix of 75% rent and 25% intermediate housing.

Design

Policy D SP1 (Design) ensuring high quality design including layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details;

Policy D DM1 (Aspects of Form and Design Quality); sets out the design criteria for considering applications;

Policy DDM2 (Internal space standards); sets out the guidance for internal space standards to achieve a satisfactory environment for both residential and non-residential developments;

Policy ECC SP1 (Adapting to climate change); sets out guidance in relation to climate change;

Policy ECC SP2 (Energy and climate change mitigation); sets out guidance on achieving energy efficiency within residential and commercial development including 10% target for the total predicted energy requirements from renewable or low carbon generation on site;

Policy ECC DM1 (Renewable Energy): ensuring major development produces 10% of the total predicted energy requirements from renewable or low carbon energy generation on site.

Health, Recreation and Leisure

Policy HWB SP1 (Health and Well Being): promoting healthy communities and reducing health inequalities.

Transport

Policy T SP1 (Transport and Development): reducing congestion, tackling climate change, promoting healthy lifestyles and sustainable transport;

Policy T DM1 (Sustainable Travel and Public Rights of Way): ensuring ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network.

Building Conservation and Archaeological Heritage

Policy HER DM6 (Sites of Archaeological Interest): applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken.

Natural Environment

Policy ENV DM3 (Biodiversity Opportunity Areas): retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and be designed to minimise disturbance to habitats;

Policy ENV DM4 (Protection of trees): protection and management of trees or areas of woodland on-site when undertaking development including a management plan;

Policy ENV DM5 (Development and biodiversity): developments shall seek to achieve a net gain in biodiversity and protect existing habitats on site including biodiversity management

Water

Policy W SP1 (Water): encouraging water efficiency measures to protect the Districts water supply and enhancing the quality of the water environment;

Policy W DM1 (Water Supply and Quality): provision of water supplies prior to occupation and limiting impact on existing abstractions, river flows and water quality;

Policy W DM2 (Flood risk): development will only be permitted in areas at risk from flooding where six criteria are satisfied;

Policy W DM3 (Sustainable Urban Drainage Systems): to increase the levels of water capture and storage and improve water quality, all development must identify opportunities for a range of Sustainable Urban Drainage Systems (SUDS).

Quality of the Environment

Policy QE SP1 (Quality of the Environment): development contributes positively to the quality of the environment and will ensure that it does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities.

Infrastructure Provision and Implementations

Policy INF SP1 (Infrastructure provision and implementation): provide or contribute toward the infrastructure and services needed to support development to meeting the needs of occupiers and users of the development and the existing community.

Arun District Design Guide (Consultation Draft), December 2019

Section D.01: (Site Appraisal) of the District Design Guide states: “the first step in the design process should be to carry out a detailed appraisal of the development plot and its surrounding context in order to ensure a clear understanding of the site and its wider setting. The appraisal should identify the constraints and opportunities presented by various aspects of the site and its surrounds, which will inform the upcoming development proposal. Major housing and masterplanning projects should approach site appraisal strategically, considering aspects such as surrounding settlements or landscapes, drainage patterns and transport networks.”

Section D.02 (Developing a Design Rationale) of the District Design Guide states: “the design rationale should draw upon the results of the site appraisal in order to justify the reasoning behind key design decisions for the proposed development.”

Section E.01 (Natural Environment) of the District Design Guide states: “the features and resources of a site should be positively incorporated into a development to ensure the highest quality of design which reflects and references its context and avoids negative impacts on neighbouring properties and spaces.”

Section E.02 (Natural Environment) of the District Design Guide states the need to: “work with existing landscape structures, features and trees to understand their particular qualities and characteristics. Trees, hedgerows and planting are particularly important landscape features, having benefits in terms of ecology and biodiversity, air quality, carbon sequestration, reducing the urban heat island effect, and providing character to an area”

Section E.03 (Natural Environment) of the District Design Guide states: “protect and enhance biodiversity within the development site and the wider area. Appropriate provision should be made for important habitats and species which may be affected or could be enhanced by development activity”

Section F.01 (Movement Framework) of the District Design Guide states: “a successful movement framework should be easily accessible by all including the young, elderly and those with disabilities or other movement difficulties; and encourage healthy and sustainable choices, making it as easy to walk, cycle or take public transport as it is to drive. A connected network of streets should be provided”

Section G.01 (Neighbourhoods, Centres & Local Facilities) of the District Design Guide states: “it is important that the new development either connects to, adds to, enhances or incorporates an identifiable centre. This can take the shape of a focal public space or feature of the built or natural environment. A centre can also comprise a range and number of services and facilities relevant to the scale of development.”

Section G.02 (Density & Uses) of the District Design Guide states: “the scale and density of development should ensure that places are walkable, navigable, feel comfortable and enable people to carry out their daily activities with ease. Vibrant neighbourhoods and communities will require a range of local services and facilities to function, which should be appropriately placed and connected to residential development.”

Section G.03 (Layout & Plot Size) of the District Design Guide states the need to: “create an appropriate layout for new development, integrating it with its surroundings. Clarity of layout should be achieved through the careful arrangement of buildings and spaces which should take priority over streets and car parking so that highways do not dominate.”

Section H.01 (Definition & Enclosure) of the District Design Guide states the need to: “create an attractive environment of streets and spaces with appropriate spatial definition and enclosure, suited to their location and role. Most well-designed places incorporate a good sense of definition and enclosure, enabling places to be experienced as ‘contained’ and structured.”

Section H.02 (Streets to Rest, Meet & Gather) of the District Guide states: “creating streets and spaces which are not just functional but also pleasant, safe and secure can make significant enhancements to people’s quality of life and perception of a place. Providing trees and soft landscaping which are appropriate for their environment and the location will also increase the attractiveness of streets and spaces.”

Section H.03 (Open Spaces) of the District Design Guide states: “all development should enhance the provision, quality or accessibility of open spaces, sports, community and leisure facilities.”

Section H.04 (Residential Outdoor Amenity & External Space Standards) of the District Design Guide states: “all development should provide residents with access to outdoor amenity space, whether private or communal.”

Section H.06 (Street Furniture, Lighting & Public Art) of the District Design Guide states: “the design and location of street furniture, lighting and public art should be considered at an early stage, and should be simple, high quality, responsive to context, robust and able to withstand continued use and exposure to the elements over the long term.”

Section H.07 (Waste/Recycling Storage Facilities & Utilities) of the District Design Guide states: “the provision of waste and recycling storage facilities and utilities should serve to meet the requirements of the users of a building or space while seeking to be as unobtrusive as possible.”

Section J.01 (Form & Character) of the District Design Guide states: “the form and character of new development must be thoroughly informed by the initial site appraisal. Good contemporary design that takes cues from well-designed elements of its existing environment while also expressing its own complementary character will be supported.”

Section L.01 (Materials & Details) of the District Design Guide states: “development should use a palette of materials and incorporate details which are simple, robust and in keeping with local design vernacular.”

Section L.02 (Maintenance and Management) of the District Design Guide states it is important to: “ensure the longevity of development, which should remain high quality for the long-term through durable design and appropriate maintenance and management.”

APPENDIX 5: Minutes of Special Meeting Held on the 1st August 2019**Angmering Advisory Group****1st August 2019****Pink Room, ADC****Special Meeting Notes**

Attendees

Cllr Andy Cooper	ADC Chairman
Cllr Martin Lury	ADC
Cllr Paul Bicknell	ADC
Cllr John Oldfield	Angmering PC
Cllr David Marsh	Angmering PC
Stephen Gee	West Sussex County Council (WSSC)
Ray Drabble	WSSC – Lead Local Flood Authority
Laura Gibbons	Engineer (Drainage & Coastal) ADC
Rob Clark	Persimmon Homes
Michael Eastham	Principal Planner, Strategic Development, ADC
Raymond Cole	Principal Planner, Strategic Development, ADC

1. Welcome and introductions
The Chairman welcomed the group and all attendees introduced themselves.
2. Apologies for absence
Cllr Mike Clayden (ADC), Cllr Deborah Urquhart (WSSC), Katie Herr (Angmering PC), Joe Russell-Wells (ADC), Robin Wickham (ADC), Claire Potts (ADC).
3. Declarations of interest
None
4. Dappers Lane pre-application presentation
Rob Clark (RC) from Persimmon Homes gave a powerpoint presentation to the Group which included:

- site constraints and opportunities;
- site layout;
- road hierarchy (and footpath links to PROW 2151);
- on-site open space (including a LAP and a LEAP);
- the appearance and examples of houses in the street scene;
- surface water drainage (including a large attenuation basin);
- tree planting;
- biodiversity (habitat creation); and
- public art.

A discussion ensued about the proposed development. ME presented a list of changes that are required to be made to the proposed development prior to the submission of the full planning application in September 2019. The proposed changes include the provision of permeable paving as part of the surface water drainage scheme; to ensure that sufficient on-site open space was provided; to make sure the development linked in with the existing pavements on Dappers Lane; and that the proposed housing in the north west corner of the site was swapped round so that it faced onto the public footpath (PROW 2151) that runs along the western boundary of the site.

Ray Drabble from the LLFA pointed out the current lack of provision for a suitable access for maintenance plant for pond maintenance. Access along the northern edge of the pond is recommended sufficient to take a long arm excavator; and the need to consider the current position of the electrical sub-station that is currently shown as being located within the margins of the pond.

RC agreed to make the requisite changes to the layout prior to submitting the full planning application.

Action 1: ME to circulate the list of changes that are required to be made to the proposed development, alongside the notes to this special meeting.

Action 2: RC to make amendments to the proposed layout, prior to the submission of a full planning application in mid-September 2019.

5. Draft Heads of Terms

Michael Eastham (ME) went through the draft Heads of Terms that were circulated prior to the meeting, which have been prepared in advance of the submission of a full application for approximately 85 houses on the site. ME explained that the preparation of draft Heads of Terms prior to the submission of a planning application was exceptional, but the Heads of Terms are based on those used for Land South of Water Lane (A/99/17/OUT and Land North of Water Lane (A/40/18/OUT), within the Angmering North Strategic Allocation.

A robust debate ensued about the Heads of Terms and the district and parish councillors were concerned that the secondary school contribution would go towards Phase 1 of the new secondary school serving Arun, and not to Angmering secondary school. Cllr Oldfield pointed out that the s106 should include provision for any Angmering PC funding shortfall associated with the land swap required for the Primary School.

The councillors requested clarification on the NHS contribution towards expansion of existing facilities at the Coppice GP Surgery. Cllr Marsh and Cllr Oldfield also requested that provision is made for affordable housing to be transferred to the Community Land Trust (the CLT). Cllr Bicknell requested that monies be made available for improving the surface of PROW 2151 immediately west of the application site. It was agreed that these issues would be referred back to the service providers.

Action 3: ME to relate the councillors concerns back to the Local Education Authority about the primary school land swap, the secondary school monies going to a secondary school serving Arun, the NHS about Coppice Surgery and the ADC Housing Officer regarding the affordable housing being transferred to the Community Land Trust.

The special meeting ended at 6.45pm.

Actions

Action	Action required	Who to implement
1	ME to circulate the list of changes that are required to be made to the proposed development, alongside the notes to this special meeting.	ME
2	RC to make amendments to the proposed layout, prior to the submission of a full planning application in mid-September 2019.	RC
3	ME to relate the councillors concerns back to the Local Education Authority about the primary school land swap and the secondary school monies going to a secondary school serving Arun, the NHS about Coppice Surgery and the ADC Housing Officer regarding the affordable housing being transferred to the Community Land Trust .	ME