

REPORT UPDATE

Application No: A/76/20/PL

Reason for the Update / Changes

Reason for Update/Changes:

ADC Arboricultural Officer Comments:

The committee report says that the Arboricultural Officer has been re-consulted on the amended layout plan and his comments will be included in an update.

Officers Comment:

No comments have been received.

The committee report says that the recommendation is that the Development Control Committee delegate to the Group Head of Planning (in consultation with the Chairman and the Vice Chairman) authority to:

- a. Authorise the execution and completion of the Section 106 Agreement;
- b. Grant planning permission subject to conditions and the Section 106 Agreement.

Officers Comment:

As the Group Head of Planning is not available the Director of Place will step in.

The updated recommendation is that the Development Control Committee delegate to the Director of Place (in consultation with the Chairman and the Vice Chairman) authority to:

- a. Authorise the execution and completion of the Section 106 Agreement;
- b. Grant planning permission subject to conditions and the Section 106 Agreement.

The Heads of Terms table for the draft Section 106 Agreement was not attached to the Committee report.

Officers Comment:

A copy of the Heads of Terms table is attached to this Update report.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: A/76/20/PL

LOCATION: Land at Dappers Lane

Angmering

PROPOSAL: 84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This planning application is for the erection of 84 dwellings, together with a Locally Equipped Area of Play (LEAP), a Local Area of Play (LAP), surface water drainage features including an attenuation basin, landscaping, the construction of an access road onto Dappers Lane and the provision of a 1.5 metre wide footway on the eastern side of part of the lane.
SITE AREA	3.6 hectares (9.1 acres).
RESIDENTIAL DEVELOPMENT DENSITY (NET)	37 dwellings per hectare.
TOPOGRAPHY	The land is predominantly flat, but the land generally rises from the south west to the north east.
TREES	There are a large number of individual trees in the existing hedgerows along the boundary of the site, including the boundary with Dappers Lane.
BOUNDARY TREATMENT	The boundary treatment for the site includes hedgerows and trees of various heights.
SITE CHARACTERISTICS	The site is currently used for the grazing of horses. The site is within Flood Zone 1. The site is located on the northern extent of Angmering, accessed via Dappers Lane to the east of the site. Angmering village centre is within approximately 800 metres of the centre of the application site, accessed using Weavers Hill and Cumberland Road.
CHARACTER OF LOCALITY	The site lies in a semi-rural area which is characterised by existing and approved housing estates leading off Dappers Lane. The South Downs National Park lies to the north beyond the A27. The site is bounded to the south by an ordinary watercourse and beyond by dwellings on Garden Close and Woodlands Close; to the west by a public footpath and beyond by St Margaret's C of E Primary School. "Woodlands" House is located east of the site and it fronts onto Dappers Lane. Herons Farm is located to the north east of the site, and beyond by Herons Farm Bungalow; and an area of woodland is located beyond the northern boundary of the site.

REPRESENTATIONS

Object.

- The Parish Council objected to the allocation in the Arun Local Plan and the objection still stands.
- The village infrastructure is inadequate to support the proposed development.
- Dappers Lane is one way south to north, so entry from the north via the A27 underpass is denied.
- The proposed development would result in traffic congestion and raise issues over highway safety.
- The development should include a footway in Dappers Lane to link up with approved footways.
- The developer should be required to construct missing lengths of footway or provide a £ contribution.

- There may be difficulties with foul and surface water drainage which needs resolving prior to commencement of development.

The Parish Council submitted a further objection following the submission and re-advertisement of the amended plans on 2nd October 2020.

- The revised application does nothing to address the PC's concerns expressed in previous objection.
- The infrastructure in the village is inadequate to support the proposed development.
- The foul and surface water drainage should be designed and approved before development starts.
- The applicant should construct or finance the footway along the length of Dappers Lane from the site to Water Lane if other developments do not materialise.

A hundred and three letters of representation have been received from local residents objecting to the proposed development on the following grounds:

- Persimmon Homes letter drop in March 2020 was not helpful as it coincided with Covid-19 lockdown.
- The timing of the letter drop meant that the community was unable to meet and discuss the plans.
- Apart from a mail drop and a website there has been no interaction by the applicant with the public.
- Postpone consideration of this application until it can be considered in an open, unhindered manner.
- Committee members need to be aware of all previous applications and refusals (if any) and all correspondence between LPA and developers enquiring about obtaining planning permission.
- The site is outside the existing built environment and extends the sprawl towards the National Park.
- The proposed development would bring the number of approved homes to over 1,000 in Angmering.
- More than half of Angmering workers travelled to jobs in Worthing, Horsham and Chichester.
- A 62 bed care home has been granted at Broadlees at junction of Dappers Lane and Water Lane.
- Dappers Lane is a small country lane that is not sufficient to support a significant sized development.
- Dappers Lane must be improved along with its junction with Water Lane.
- Dappers Lane provides a route for walkers/runners/cyclists to access the countryside to the north.
- There is a scout camp north of the site which is accessed directly off Dappers Lane.
- Development of this site is likely to result in further applications for development along Dappers Lane.
- The northern end of Dappers Lane narrows to between 3.5 metres and 3.0 metres.
- Visibility on the lane is restricted by bends, the carriageway has eroded edges and many potholes.
- Will there be restrictions on contractor vehicles turning left (north) up Dappers Lane?
- There have been car accidents and cyclists have come off their bikes on Dappers Lane.
- Permission refused at Brackenside for a nursery due to nature of Dappers Lane and increase in traffic.
- The new footway on Dappers Lane would result in the loss of character of a country lane.
- The proposal to construct a footpath on the eastern side of the lane must not affect the stream.
- Existing properties on Dappers Lane have treatment plants which discharge into the stream.
- There is no mention of the ecology and biodiversity of Dappers Lane.
- No plans have been submitted of the alterations to Dappers Lane.
- Who carries out the alterations, WSCC or the developer; and at what stage in the development?
- There is no recognition of the implications for highway safety north of the site entrance on Dappers Ln.
- The CMP should stipulate that construction traffic approaches and exits the site from/to the south.
- Construction traffic is likely to have a significant impact on local residents.
- Construction and noise pollution will be detrimental to residents living in adjoining housing estates.
- The village infrastructure is not sufficient to support further residential developments.
- A primary school must be built and opened before any further housing is granted permission.
- Broadband networks are slowing down due to the increased level of development.
- Village roads are becoming increasingly congested.
- The proposed development would result in an additional 168 cars on the local road network.
- The use of the term 'village green' in the layout will detract from the focal point of the village.
- The design and character of the development is not in keeping with the rest of north Angmering.
- The development would lead to the unacceptable loss of green space and affect a right of way.
- There is a need for housing that low income families can easily afford, run by housing associations.

- Everyone has a right to have a roof over their head, in particular poorer families.
- The affordable housing should not be clustered on the boundary with Herons Farm.
- Who will maintain close boarded fencing along the boundary with Herons Farm?
- Close boarded fencing will last 2 years as the ground is saturated Oct-April. A brick wall is preferred.
- The land slopes towards Garden Close, Woodlands Close and Pine Trees Close leading to a culvert.
- It has not been demonstrated this development will not increase flood risk to others.
- Footpath 2151 was flooded at its southern end on 29th February 2020.
- Infiltration is unlikely to be an effective way of dealing with surface water for this development.
- Details are required of downstream drainage and confirmation of its structural / hydraulic adequacy.
- How will the attenuation pond empty when needed for attenuation use?
- The attenuation pond would not be adequate to accommodate excess water during heavy downpours.
- Following heavy rain the field floods onto the rear gardens of Garden Close.
- The open spaces and the attenuation basin should be managed and maintained in perpetuity.
- Construction work could cause damage to the drinking water supply to 'Woodlands' on Dappers Lane.
- The existing trees and hedgerows along the periphery of the site should be retained.
- There would be a loss of privacy to residents of bungalows on Garden Close and Woodlands Close.
- The proximity of the house on Plot 7 would overlook Numbers 8 and 9 Woodlands Close.
- Cars would be parked along the boundary with Numbers 8 and 9 Woodlands Close.
- Street lighting would shine into Numbers 8 and 9 Woodlands Close.
- The proposed play area would back onto houses on Woodlands Close.
- Local residents could become victims of anti-social behaviour and increased noise from the play area.
- If there has to be development on the site, could it be for bungalows, to reduce any loss of privacy?
- The proposal would have a negative impact on the wildlife in the area.

Following the submission and re-advertisement of the amended plans on 2nd October 2020, five further letters of representation have been received from local residents objecting to the proposed development on the following grounds:

- Dappers Lane is not suitable and is unable to cope with the increase in traffic.
- Dappers Lane should be closed to through traffic at or near the A27 underpass.
- No footpaths should be constructed on Dappers Lane to the north of the application site.
- Increased traffic flows would impact on access to Angmering Park Estate and the National Park for non-motorists.
- It has not been demonstrated this development would not increase flood risk to others.
- Is the proposal to discharge run-off from the site to the existing culverted ordinary watercourse, or to construct a new ordinary watercourse north of, and parallel to, the existing culvert?
- Proposed works to the watercourse to the south of the site would affect biodiversity and the roots of trees.
- An up-to-date bat survey is required.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and issues addressed in the Conclusions section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No objection.

A developer contribution of £33,038 should be made towards the agreed A27 Local Plan mitigation measures. Highways England has requested that they be consulted on the Construction Management

Plan when it is submitted as part of a discharge of condition application, so as to ensure avoidable congestion is prevented and road safety is protected on the A27 during the construction period.

LOCAL HIGHWAY AUTHORITY:

No objection.

Conditions are requested relating to the construction of the vehicular and non-vehicular accesses; the provision of parking for cars and bicycles; the submission of a construction management plan; the implementation of the measures set out in the travel plan; and details of the surfacing works at the two proposed footway links from the site into the Public Right of Way (2151). A contribution of £302,400 is requested towards the A27/A280 Long Furlong Junction and/or the A259 improvements.

ENVIRONMENT AGENCY:

No comments to make.

ADC ENVIRONMENTAL HEALTH:

No objection.

Twenty seven of the dwellings would have electric vehicle (EV) charging points and 23 charging points are allocated to dwellings across the site (20% of 114 spaces); which is not sufficient. The ADC Infrastructure Study requires all houses with a garage or driveway to have an EV charging point. Conditions are requested relating to the provision of a construction management plan, limiting the hours of construction, requiring the submission of a noise report and an air quality assessment.

SOUTHERN WATER:

No objection.

Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant.

WSCC FLOOD RISK MANAGEMENT:

No objection.

Current surface water mapping shows that the site is at low risk from surface water flooding. However, Dappers Lane is an area at risk from surface water flooding and it acts as a natural flow route for surface water from the field to the north east of the site. The site is shown to be at low risk from groundwater flooding based on current mapping. An ordinary watercourse runs adjacent to the site. A developer contribution of £15,733 (based on £185 per dwelling) is requested towards the Angmering Flood Risk Management Project.

ADC DRAINAGE:

No objection.

The applicant has submitted revised details which demonstrate that there is sufficient room for surface water drainage within the layout and that there are options for the final disposal of this surface water. Surface water drainage conditions should be imposed on the planning permission.

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA):

No objection.

The site is within 350 metres of the National Park, but screened from direct view by intervening vegetation. The delivery of biodiversity net gain is supported; and the recommendations in the Dormouse Mitigation Strategy should be conditioned. The site access must be carefully designed to minimise loss of vegetation and ensure that Dappers Lane retains its rural character. The National Park is designated an International Dark Sky Reserve and the submitted roadway / outdoor lighting details should be complied with by a condition. The links from the site to PROW 2151 on the western boundary are welcomed; and the provision of a footway along Dappers Lane is supported.

ADC HOUSING:

No objection.

The Council supports the revised affordable housing tenure mix comprising: 12 x 2 bed houses and 6 x 3 bed houses (rented); and 4 x 2 bed houses and 3 x 3 bed houses (shared ownership).

ADC ECOLOGY:

No objection.

Details of the Biodiversity Net Gains have been submitted and are considered to be acceptable and the enhancements should be conditioned. The mitigation measures proposed in the Dormouse Mitigation Strategy should be conditioned. A precautionary approach should be taken for Great Crested Newts. The bat mitigation measures should be conditioned. The lighting scheme for the site will need to consider the presence of bats in the area. The hedgerows should be retained and enhanced and this should be conditioned. The reptile mitigation measures should be conditioned. Works to trees or vegetation should be undertaken outside of the bird breeding season.

ADC ARCHAEOLOGY:

No objection.

The results of the submitted Archaeological Desk Based Assessment make it clear that the proposed development is unlikely to impact on anything highly significant. It is recommended that a condition be imposed to identify archaeological deposits that might be present and to implement appropriate measures for their preservation.

ADC CONSERVATION OFFICER:

A Heritage Statement has been submitted which considers the heritage impact in accordance with paragraph 189 of the NPPF. Whilst there are no heritage assets on the site itself, the assessment has identified a number within a 1.5km radius. These are predominantly located within the Angmering Conservation Area which is some distance to the south of the site. The statement identifies that the site does not contribute to the significance of any built heritage asset within a 1.5km radius, and that the site is also not an element in how the architectural or historic interest of any built heritage asset is experienced within their respective immediate settings. The application should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

ADC GREENSPACE:

No objection.

It is good to see the inclusion of trees in the areas of Public Open Space (POS) and along the access road and the southern ancillary road; the use of timber equipment in the LEAP; the areas of POS are laid out well; and the pathways indicated and connection to the network beyond the site is imperative. A robust maintenance regime would be required to be implemented.

ADC ARBORICULTURE:

Object.

Plots 67-72 are in close proximity to tall, off-site poplar trees. These 6 plots should be abandoned and units assimilated elsewhere in the scheme, giving the majority of that space over to soft landscape provision. The protected woodland to the north of the site must be maintained. A Tree Protection Plan and an Arboricultural Method Statement require to be submitted. The Arboricultural Officer has not submitted a consultation response to the revised layout plan.

COASTAL WEST SUSSEX CLINICAL COMMISSIONING GROUP (CCG)

No objection subject to a developer contribution towards healthcare infrastructure.

Without associated infrastructure, CCG would be unable to sustain sufficient and safe services provided in the area. The CCG requests a developer contribution of £92,554 which would be used towards the Willow Green / GP premises supporting Angmering site expansion. The CCG would consider the

proportional use of these funds coupled with the other Arun developments so as to give best benefit to patient care, if that is required with post Covid-19 needs.

SUSSEX POLICE:

No objection.

The development should be designed to Secured by Design standards. Sussex Police acknowledge that amended plans have been submitted showing the LEAP surrounded with railings with self closing gates, as they requested, rather than with post and rail fencing with netting as was originally proposed. Sussex Police are requesting developer contributions totalling £14,548.98 for the following:

- £2,217.18 towards officer start-up equipment, recruitment and training in the Angmering Neighbourhood Policing Team.
- £487.33 towards support staff start-up equipment, recruitment and training at Littlehampton Police Station.
- £8,975.03 towards officer and support staff to be based at Littlehampton Police Station.
- £2,869.44 towards the cost of one additional vehicle in the Angmering Neighbourhood Policing Team.

WSCC INFRASTRUCTURE:

WSCC is requesting developer contributions towards:

- Education: £119,700 towards a new early years facility serving Angmering, based on the provision of 84 dwellings; £101,427 towards extending / developing existing Special Support Centres or special school facilities serving Angmering; £479,999 towards a new primary school in Angmering Village or towards expansion of one of the schools immediately serving the development; using the prescribed formula £451,743 towards infrastructure associated with Phase 1 of the new secondary school serving Arun; using the prescribed formula £67,877 towards future expansion at The Angmering School Sixth Form.
- Library: using the prescribed formula £15,750 towards the development and enhancement of existing services at Angmering Library.
- Fire and Rescue: Using the prescribed formula £2,177 towards the redevelopment of Littlehampton Fire Station.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and issues addressed in the Conclusions section below.

POLICY CONTEXT

Designation applicable to site:

Within a Strategic Allocation in the Local Plan.

Within the Built Up Area Boundary (BUAB) in the Local Plan.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2	AH SP2 Affordable Housing
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment

GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
HERDM3	HER DM3 Conservation Areas
HERDM6	HER DM6 Sites of Archaeological Interest
HERSP1	HER SP1 The Historic Environment
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations
HSP2C	H SP2c Inland Arun
HWBSP1	HWB SP1 Health and Wellbeing
INFSP1	INF SP1 Infrastructure provision and implementation
LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
SKILLSSP1	SKILLS SP1 Employment and Skills
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SODM1	SO DM1 Soils
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

[Angmering Neighbourhood Plan 2014 POLICY CLW4](#) Health Facilities

Angmering Neighbourhood Plan 2014 POLICY EH2 Protect the Landscape setting of the South Downs National Park

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY HD9 Phasing of Residential Development

Angmering Neighbourhood Plan 2014 POLICY TM2 Cycling Walking & Equestrian

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports Facilities

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan:

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan.

Relevant Angmering Neighbourhood Plan (NP) policies have been taken account of and are addressed in the Conclusions section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is located in a strategic allocation (SD9) within the built-up area boundary and complies with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The development plan for Arun District comprises the Arun District Local Plan (2011-2031) and the Angmering Neighbourhood Plan (2014-2029).

Angmering Advisory Group meetings:

The meeting of the Angmering Advisory Group meeting which took place on Thursday 4th August 2019 was solely focussed on the draft layout plan and initial streetscenes for residential development on the Dappers Lane site. The members responded positively to both the draft layout and the initial streetscenes that were presented at the meeting and commented that the scheme had come a long way. A further presentation was given at the Angmering Advisory Group meeting on 30th July 2020 regarding the planning application (A/76/20/PL) and members raised concerns about surface water drainage from the site; and the need to provide a footway link from the site to other new housing developments along Dappers Lane.

Policy H SP1 of the Local Plan sets out the overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. This Policy allocates 800 units to be provided in the Angmering North strategic allocation. The application site (A/76/20/PL), comprising Land at Dappers Lane, Angmering, constitutes part of a strategic allocation (Angmering North) in Policy H SP1; and the 84 houses proposed in this planning application would contribute towards the overall total of 800 units.

The Angmering Neighbourhood Plan (NP) was made (adopted) on 11th March 2015 on the basis of the saved policies in the former Arun Local Plan (2003) and the policies in what was the emerging Local Plan in 2014. The site is located outside the built-up area boundary for Angmering as identified in the Neighbourhood Plan and is therefore contrary to Policy HD1 (Built-up Area Boundary) of the Angmering NP. The application site is therefore classed as countryside by the Angmering NP; and the planning application conflicts with the Angmering NP. However, the built-up area boundary has been amended on the Policies Map in the Local Plan (2011-2031). The application site is now located within the BUAB. Consequently, the proposed development is contrary to the Neighbourhood Plan, but the BUAB boundary has been revised and the proposal is considered to be acceptable in accordance with the Arun Local Plan. The test in Section 38(5) of the Planning and Compulsory Purchase Act, 2004: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document". The BUAB policies in the Local Plan are to be considered in favour of those in the Neighbourhood Plan.

Policy H SP2 of the Local Plan says that "Development proposals within the Strategic Site Allocations must be comprehensively planned". The proposed development (A76/20/PL) would constitute one of the three sites that comprise the Angmering North Strategic Allocation in the Arun Local Plan, in combination with Land South of Water Lane (A/99/17/OUT) and Land North of Water Lane (A/40/18/OUT). As the three sites are physically separate, the aspects which would benefit from a comprehensive masterplan are limited. The highway mitigation measures and pedestrian/cycle enhancements have been proposed and they are assessed in detail in the transport section of the report.

The planning application includes a detailed layout plan (Drawing No. A77-PL-01 Rev. B) which shows clear connectivity of walking routes from the site with the existing PRow network to the west and onto Dappers Lane, through the provision of a footway on the eastern side of the lane, in accordance with Policy H SP2(a). Whether or not the applicant has identified a clear definition between the built-up area and the countryside, in accordance with Policy H SP2(b) will be assessed in the conclusion section below. The applicant has submitted an Ecological Report and a Landscape and Visual Impact Appraisal and they are assessed in detail in the Technical Matters below to evaluate whether or not the natural environment, landscapes and biodiversity are protected and conserved by the proposed development, in accordance with Policy H SP2(c). The Design and Access Statement is assessed in more detail in the conclusion section below to evaluate whether it ensures that the proposed mixed use development incorporates high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces, in accordance with Policy H SP2(d). Whether the proposed on-site green infrastructure

identified in the Design and Access Statement, including the Landscape Strategy ensure the proposed development complies with Policy H SP2(e) in terms of extending, enhancing and reinforcing strategic green infrastructure and publicly accessible open space is evaluated in the conclusion section of this report below.

This planning application does not include the provision on-site of a new community hub as no hub has been identified as being required to be provided by any of the infrastructure providers including Arun District Council, consequently Policy H SP2(f), Policy H SP2(h) and Policy H SP2(i) do not apply. The application site would not have its own facilities provided (e.g. library, doctors, schools etc), and it would be reliant on the existing village centre to provide these facilities and make sure there are improvements where required, including the provision of a new primary school off-site, in accordance with Policy H SP2(g) through developer contributions to the existing infrastructure, which is covered in the 'Supporting Infrastructure' section later in this report.

A number of financial contributions will be secured towards infrastructure provision via the Section 106 Agreement. These contributions are detailed in the attached Heads of Terms and considered in detail later in the conclusion to this report. However, based upon the contributions to be secured it is considered that the proposals would accord with Policy H SP2 (n) of the Arun Local Plan. The Infrastructure Delivery Plan (IDP) 2017 does not identify the requirement for any district wide infrastructure to be incorporated as part of the strategic allocations at Angmering and, as such, the proposal does not conflict with Policy H SP2 (o) of the Arun Local Plan.

The applicant has demonstrated that due to the size of the site and the need for the dwellings to be in keeping with the overall character of the site, that the inclusion of an area of the site for custom and self-build units would not be feasible, therefore complying with Policy H SP2 (p).

In accordance with H SP2 (q) consideration has also been given to the delivery of an area of the site for Gypsy and Traveller accommodation and it has been demonstrated that the size and layout of the site would not be sufficient to include an area of the site for this purpose.

The submitted layout plan (Drawing No. A77-PL-01 Rev. B) illustrates how the site would link-up with the existing pavements and public rights of way in Angmering to ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport, in accordance with Policy H SP2(j).

The proposed developer contributions to the local highway network would comply with Policy H SP2(k). The submitted Flood Risk Assessment ensures that the proposed residential development would positively respond to sustainable water management, in accordance with Policy H SP2(l). The landscape assessment submitted with the planning application would ensure that the proposed residential development on the site maintains views from the South Downs National Park, in accordance with Policy H SP2(m).

Policy H SP2c of the Local Plan includes the Angmering North strategic allocation (SD9) and sets out specific criteria that planning applications within this strategic allocation will be required to meet. The draft Section 106 Agreement includes developer contributions towards services at Angmering Library, in accordance with Policy H SP2c(a) of the Local Plan. The S106 Agreement will secure the local village health facilities in the locality, in accordance with Policy H SP2c(b) of the Local Plan. The S106 Agreement will secure early years provision alongside the primary school provision, in accordance with Policy H SP2c(c). The S106 Agreement will secure the new school on land owned by WSCC at Bramley Green, in accordance with Policy H SP2c(d), and the issues relating to the delivery of the school site are discussed in the infrastructure section of the report. A Landscape and Visual Impact Assessment has been submitted with the planning application which has been appraised and the mitigation measures are assessed in the conclusion section below, in accordance with Policy H SP2c(e). Policy H SP2c(f)

requires the incorporation of planned new employment provision within the Angmering North strategic allocation in conjunction with Policy EMP SP3; the employment land is to be provided on Land North of Water Lane (A/40/18/OUT) which is a much larger site than the application site at Dappers Lane.

Consequently, the planning application demonstrates how it meets criteria a) to d) of Policy H SP2c regarding exploring opportunities to provide library access; extend the existing local village health facilities in the locality; contribute to accommodation for nursery places; and primary school provision, respectively.

Conclusion on Principle

The principle of residential development on the application site, which comprises part of the Angmering North strategic allocation is acceptable. Sufficient information has been submitted to demonstrate that the proposed development would contribute to the delivery of a comprehensively planned Angmering North strategic allocation (SD9). The proposed development includes effective connectivity of transport modes including walking and cycling within the site and into Angmering Village, together with connectivity to the public transport network, in compliance with Policy H SP2(a) and Policy H SP2(j). The Design and Access Statement includes information illustrating the provision of a high quality development, and the detailed layout plan would ensure the creation of a sense of place with a distinctive, high quality residential development. The submitted Ecological surveys ensure that the natural environment and biodiversity are protected and conserved and it is considered to be acceptable in accordance with Policy H SP2(e) and Policy H SP2(m) of the Local Plan and Policy HD1 of the Angmering NP.

TECHNICAL MATTERS

AGRICULTURAL LAND

The latest available classification map suggests that the site is Grade 1 and 2 and is therefore to be considered as 'best and most versatile agricultural land (BMV)' which is the most flexible, productive and efficient. The NPPF (paragraph 170) requires that the Council takes into account the economic and other benefits of this type of land. The Local Plan's Sustainability Appraisal recognised that most of the undeveloped coastal plain within the District is high grade agricultural land. The loss of BMV is one factor in the decision-making process. Policy SO DM1 of the Local Plan states that "Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term." The site is part of the Angmering North strategic allocation in the Local Plan and is therefore exempt. However, it is considered necessary to impose a condition ensuring that the soil resource is preserved.

LAYOUT AND DESIGN

Policy D DM1 of the Local Plan requires proposed developments to "deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/ or a variety of detail within the public realm".

Policy D SP1 of the Local Plan requires "all development proposals should be of good quality and demonstrate a high standard of design".

The District's draft Design SPD says "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.01: (Site Appraisal)

Policy HD5 of the Angmering NP says new developments should demonstrate how they have considered their impact on the surrounding area.

Policy HD6 of the Angmering NP says "proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area".

The proposed layout of the 84 dwellings on this site is based on negotiations that have taken place with the Local Planning Authority and the members of the Angmering Advisory Group, which includes councillors from the Parish Council, the District Council and the County Council. The layout of the houses on the site fronting onto Dappers Lane have been set back from the highway, to ensure that a mature tree is retained, but also to create a green frontage incorporating public open space at the entrance to the site, which includes a Local Area for Play (a LAP). The main access road runs through the site from east to west and houses are laid out along both sides of the road and in discrete clusters to the north and south of the main access road. The site layout includes a large area of public open space, incorporating a Local Equipped Area of Play (a LEAP), which is situated next to an attenuation basin (a pond). The public open spaces at the entrance to the site, in the south west part of the site and in the north west corner of the site would be beneficial in the greening of the development; and for the provision of a wildlife corridor for dormice along the western boundary of the site, increasing biodiversity. The houses within the development have been sited to face onto the public open spaces and onto the attenuation basin.

The initial layout plan showed the houses on the application site to be far too close to the existing houses at Numbers 9, 10 and 11 Woodlands Close. A revised layout plan (Drawing No. A77-PL-01 Rev. B) has been submitted which shows 14.0 metre back to side separation distance between the house on Plot 2 and the rear elevation of the house at Number 11 Woodlands Close; and back to back separation distances of 20.0 metre rear to rear elevations of the house on Plot 6 to the rear elevation of the existing houses at Numbers 9 and 10 Woodlands Close. Consequently, it is considered that there is sufficient space within the site to achieve satisfactory separation distances between the proposed residential development and the existing houses fronting on Garden Close and Woodlands Close. Elevational details and floor plans show the location of habitable rooms. The side elevations of the houses on Plots 2 and 6 are blank and they face onto the rear elevations of the existing bungalows at Numbers 9, 10 and 11 Woodlands Close. The separation distances on the side to rear elevations of the houses on the revised layout plan are considered to be acceptable and would not cause any overlooking or loss of privacy.

The layout of the proposed houses along the northern side of the attenuation basin ensure that the majority of dwellings on the site are more than 20 metres from the boundary with the rear gardens of the bungalows on Woodland Close and Garden Close; which is considered to be an acceptable stand-off distance.

The revised layout plan (Drawing No. A77-PL-01 Rev. B) also shows the houses on Plots 67-72 have been moved away from the trees along the northern boundary of the site, which has required a slight re-plan to the houses on Plots 59-69; all of which is considered to be acceptable, and enhances the layout of the site.

The revised layout of the residential development; the green corridors of public open space together with the locations of the LEAP and the LAP; and the location of the surface water attenuation basin in the southern part of the site are considered to be acceptable.

CHARACTER AND APPEARANCE

The proposed residential development of two storey houses on the application reflects the style and building materials of the houses that front onto Dappers Lane and the new houses that are being constructed on the former Merry England Nursery site and the Crete Nursery site, which are located on the eastern side of Dappers Lane. The dwellings to the south of the site are predominantly bungalows on Woodland Close and on the adjoining estate. It is considered that the proposed development is characteristic of a traditional Sussex vernacular, in its use of flint, weatherboarding and tile hanging.

The Design and Access Statement includes 3 Character Areas: The Gateway, which is located at the entrance to the site; The Avenue, which runs along the main access road running east-west through the site; and The Village Green, which is the area of land in the northernmost and southernmost parts of the site, on either side of the Avenue Character Area. The Design and Access Statement sets out the design concept for the houses in all 3 of the Character Areas to create a sense of place. The Gateway Character Area has houses with brick walls and brick details, casement cottage style windows and front doors, flint inserts and chimneys. The Avenue Character Area has houses with render facing finish, tile sills and glass reinforced plastic chimneys. The Village Green Character Area has houses with a mix of tile-hanging, weatherboarding and brick facing finish, and glass reinforced chimneys. It is considered that the design detailing which has been proposed for the houses in each respective character area would enhance the appearance and introduce an element of distinctiveness into the houses in the 3 character areas.

In addition, there are 14 key buildings at prominent locations within the site, including the site entrance and along the main access road, with one in the north west corner and two in the south west corner of the site. The key buildings are to help with legibility of the scheme. These key buildings are houses that front onto the road or onto a junction within the site and include additional architectural detailing. The Character Areas and the Key Buildings are identified on Drawing No. A77-PL-12 Rev. B. It is considered that the provision of the 14 key buildings at prominent locations with the site would also improve the visual appearance of the proposed residential development.

The proposed development includes a Materials Plan (Drawing No. A77-PL-08) which includes details of the bricks, roof tiles and architectural detailing that would be used on the new houses. The proposed materials include Farnley Red Multi Bricks and Old Westmill Red Multi Bricks, together with brown roof tiles and red roof tiles. The proposed detailing includes flint insets, tile hanging, weatherboarding (i.e. hardiplank cedar - midnight black) and render (off-white). It is considered that the proposed materials would provide the houses with a distinctive traditional appearance on the site, and help to create houses with differences within each of the three Character Areas. Tarmac is proposed to be used on the roads and footpaths within the site; block paving is to be used on private driveways; and spray and chip footpaths would be provided in the play areas, all of which are robust surfacing materials, and their proposed use is supported.

The provision of 1.8 metre high brick walls and 1.8 metre high brick piers with timber infill fencing would ensure the new estate had an attractive appearance visually and that the streetscene was not dominated by close boarded fences. The development would include 1.05 metre high wooden picket fences, 1.8 metre high close boarded fencing and 0.6 metre high timber knee rails, as shown on the Hard Landscape Plan (Drawing No. LA106), which are considered necessary to create a sense of enclosure and to secure the properties.

DENSITY AND SCALE

Policy D DM1 of the Local Plan says "the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"

(Policy D DM1(13)).

Policy HD7 of the Angmering NP seeks to ensure that the density of new development is in keeping with the surrounding area and should be complied with.

The development would comprise of a density of 37 dwellings per hectare, which is considered to be both a sustainable and efficient use of the land and a density that is in keeping with the surrounding area. The proposed residential development comprising detached, semi-detached and terraced houses would be 2 storey in height. The scale and height of the buildings is also considered to be acceptable.

The proposed development set out in the Design and Access Statement showing the building heights and the density of the development on the site complies with Policy D DM1 of the Local Plan and Policy HD5, Policy HD6 and Policy HD7 of the Angmering NP.

AFFORDABLE HOUSING

Policy AH SP2 of the Local Plan says "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".

There is a high demand for all types of affordable housing throughout Arun District. As of March 2020 there were 936 households in housing need on the Council's housing register.

An Affordable Housing Statement was submitted with the planning application and the residential development on the site includes 25 affordable houses (30% provision which accords with the affordable housing policy in the Local Plan).

The Council supports the revised tenure mix comprising:

Rented:

12 x 2 bed houses

6 x 3 bed houses

Total: 18 rented

Shared Ownership:

4 x 2 bed houses

3 x 3 bed houses

Total: 7 shared ownership.

The LPA requests that the applicant engages with one of the Council's preferred registered providers or an approved non-registered partner for the acquisition of the affordable housing. All of the necessary affordable housing requirements will be secured via a Section 106 Agreement.

The affordable housing is proposed to be pepper potted around the site in four discrete clusters and would not be concentrated entirely in one or two locations on the site. Each of the discrete clusters comprise of less than 10 affordable houses and these are identified on Drawing No. A77-PL-05 Rev. B: Tenure Plan.

Consequently, it is considered that the proposed development, with the amended tenure mix as set out above, complies with Policy AH SP2 of the Local Plan, in terms of the provision of affordable housing.

HOUSING MIX

The proposed development comprises the following market and affordable housing mix:

59 market houses comprising of 2, 3 and 4 bedroom dwellings and 25 affordable houses comprising of 2 and 3 bedroom dwellings; totalling 84 units on the site.

The proposed development delivers well over half of the overall scheme as 2-bed (57%) and 3-bed (30%) dwellings. This is consistent with the objectives of the Strategic Housing Market Assessment (SHMA) in providing a focus on family housing across a range of housing sizes and types. The proposal includes 13% 4 bed market houses which complies with the recommended proportion of 10-15% in the SHMA update. The housing mix does not include the provision of 1 bedroom units as recommended in the SHMA.

The proposed housing mix does not accord with Policy H DM1 of the Local Plan and the SHMA as it needs to include the provision of 1 bedroom units to comply with the recommendations set out in the SHMA. However, it is considered that the provision of 1 bedroom units in apartment buildings or in back to back houses or smaller sized houses would have a detrimental impact on the appearance and layout of the proposed development. Consequently, the proposed development of 2, 3 and 4 bed houses on the site, without any 1-bed units would be acceptable in terms of the visual appearance and layout of the site, even though the housing mix would not strictly be in compliance with the recommendations of the SHMA.

ACCOMMODATION SUITABLE FOR OLDER PERSONS AND PEOPLE WITH DISABILITIES

Policy HD3 of the Angmering NP requires at least 25% of homes to be built to a Lifetime Homes standards. The equivalent standard to Lifetime Homes is Category 2 M4(2).

The LPA has a Guidance Note setting out standards aimed at securing a percentage of homes as disabled friendly and adaptable, meeting suitable standards. Under building regulations optional requirement M4(2): Category 2 - Accessible and adaptable dwellings can be enforced where it is required by a planning condition, in accordance with Policy D DM1 of the Local Plan. For schemes greater than 51 unit inclusive - 15% of units need to be designed to M4(2) standard plus two additional units to be designed to M4(3) wheelchair accessible, for every 50 units proposed thereafter. However, there is an aspiration to secure 100% M4(2).

The proposed development at Dappers Lane includes the provision of eight 3-bed market houses which would be designed to M4(2) (i.e. 10%); and two 2-bed affordable rented houses would be designed to M4(3) i.e. wheelchair accessible and these are identified on Drawing No. A77-PL-14 - Tenure Plan. The quantum of M4(2) dwellings proposed on this site does not meet the Angmering NP policy requirement of 25% or accord with the ADC Guidance (15%), however, as it reflects the percentage that has been secured on the North Water Lane site (which is part of the same strategic allocation) it would be inconsistent to require a higher proportion on this part of the site.

OPEN SPACE PROVISION

Policy OSR DM1(2a) of the Local Plan says: "housing will be required to contribute towards 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 off-site provision in order to address any future demand."

The planning application includes 6,590 square metre of open space. The requirement of 37 metres square per person results in a requirement of 5,914 square metres of open space. The proposed development includes an over-provision of on-site public open space and consequently it accords with the Open Space Playing Pitches, Indoor and Built Sports Facilities SPD.

It is considered that the provision of 1 LEAP and 1 LAP on the site as proposed in the layout plan (Drawing No. A77-PL-01 Rev. B) is acceptable in terms of the quantity of play areas. The provision and maintenance of the LAP and the LEAP on the site would be sought via a Section 106 Agreement. The

proposed location of the LEAP within the village green in the southern part of the site, together with the provision of 10 items of wooden play equipment, all enclosed by 1.2 metre high bow top fencing is considered to be acceptable; as is the location of the LAP in the public open space at the entrance to the site. There is a 20 metre stand-off distance around the LEAP; and there are no houses within this stand-off distance. The open spaces which incorporate LAP at the entrance to the site and LEAP within the village green, shown on the layout plan (Drawing No. A77-PL-01 Rev. B), ensure connectivity across the Green Infrastructure network running east / west through the site, towards the public footpath that runs along the western boundary of the site. The site will link-up with the existing Public Right of Way running along the western boundary of the site by means of a footpath link off the main access road which runs east-west through the site and by a footpath link in the south western corner of the site.

A further tract of public open space is proposed running along the north west corner of the site, which will be enhanced by tree planting; together with a dormice mitigation buffer running along the entire western boundary of the site.

Consequently, it is considered that the proposed development meets the requirements for the provision of on-site public open space in terms of quantity in accordance with Policy OSR DM1(2a) of the Local Plan and the new Open Space SPD, January 2020.

TREES

Policy ENV DM4 of the Local Plan requires developers to provide land and tree surveys (d), a tree constraints plan (e) and an Arboricultural Impact Assessment (AIA) to include a tree protection plan and Arboricultural Method Statement (f), which will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees. The Angmering NP includes Policy HD6 whereby "layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged".

The ADC Arboricultural Officer objected to the proposed layout as the houses on Plots 67-72 were in close proximity to tall, off-site poplar trees. The protected woodland of poplar trees to the north of the site must be maintained. An amended layout plan (Drawing No. A77-PL-01 Rev. B) has been submitted which shows the houses on Plots 67-72 moved away slightly from the boundary of the site and away from the off-site poplar trees, so as to maintain the woodland to the north of the application site. The houses are not within the Root Protection Areas of any of the poplar trees, there does not appear to be a problem, and it is considered appropriate to allow the houses to be built on Plots 67-72. The Arboricultural Officer has been re-consulted on the amended layout plan and his comments will be included in an update.

LANDSCAPE

Policy LAN DM1 of the Local Plan says: "development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations."

The site is in close proximity to the South Downs National Park. The statutory purposes of the National Park are:

- 1) to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and
- 2) to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

It is a duty of the LPA to assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Paragraph 172 of the NPPF (February

2019) sets out the Duty of Regard for LPAs when dealing with planning applications within or affecting the setting of a National Park: "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks". Policy HD5 of the Angmering NP says: "New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park."

A Landscape and Visual Impact Assessment, December 2019, which was submitted with the planning application concluded that "although the South Downs National Park is within 300 metres of the site, it is separated and screened by topography and vegetation, which results in there being no visual or landscape interaction between the proposed development and the National Park. The only part of the National Park from which a view towards the site is available is Highdown Hill, 2km from the site, which is too far and too small a part of the view to be able to identify the site or for the proposed development to influence the setting or character of the National Park".

The Landscape Strategy (Drawing No. LA100) includes substantial levels of tree planting around the boundary of the site and integrated within the proposed residential development. The site layout plan (Drawing No. A77-PL-01 Rev. B) includes a large tree that is present on the site frontage, in front of Plots 1 and 2. The area where the tree grows has been allocated as public open space in front of the residential development, which is supported.

Tree planting is proposed around the attenuation basin in the south western part of the site. However, the landscaping along the southern boundary of the site has been reduced from what was originally envisaged due to the requirement of a new open ditch. It has meant a lot of the new trees and vegetation originally proposed were located within the banks of the new ditch and this would have had an impact on its drainage function. As many trees and vegetation as possible have been retained by means of re-location. The pond and watercourse must have a 3.0 metre buffer surround (taken from the top of the bank) which cannot be blighted with new trees or other planting. This is a requirement of the LPA drainage Bylaws to ensure unfettered access for maintenance 24 hours a day, 7 days a week.

It is considered that the site would be acceptable in visual terms and would not have an adverse visual impact upon the South Downs National Park; nor would views into the site from the National Park be significant visually due to the existing woodland cover to the north and the presence of Herons Farm to the north east of the application site. Consequently, the proposed development is acceptable visually and complies with Policies LAN DM1 and D DM1 of the Local Plan and Policy HD5 of the Angmering NP.

TRANSPORT

Policy T SP1 of the Local Plan says that "to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network".

Policy TM1 of the Angmering NP requires that proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of traffic generated both during construction and on completion.

Site Access:

A new access is proposed off Dappers Lane on the eastern boundary of the site, which would be the main vehicular, pedestrian and cycle access into the proposed residential area. The proposed new access road running east / west through the site would have a carriageway measuring 6.0 metres wide

with 2.0 metre wide footways on the both sides. The roads leading off the main access road would have shared surfaces. The proposed visibility splay onto Dappers Lane is 2.4 metres x 43 metres, which is considered to be acceptable in terms of highway safety. Vehicle tracking plans (Drawing No. 2017-3487-005 Rev. A) have been submitted for a fire engine and refuse vehicles, which are considered to be acceptable.

The proposed development includes the widening of Dappers Lane to 5.5 metres at the entrance to the application site.

A number of objections from local residents refer to the refusal of planning application (A/55/16/PL) for a children's nursery at Brackenside on Dappers Lane, which was based on highway grounds. In looking at the highway response to the planning application at Brackenside, the reason for refusal was based on the lack of information (no speed survey) provided to establish if a safe access could be provided. The refused application at Brackenside (A/55/16/PL) is very different in terms of the transport planning context, which has evolved considerably since 2016. The opportunities to access the site safely and sustainably have changed. Proposals would place differing demand characteristics on the local road network and the sites are not in the same location, thereby altering the design requirements. The Transport Assessment which accompanied the planning application acknowledges the constraints identified within planning application A/55/16/PL and mitigates through the proposed implementation of a number of measures including carriageway widening / re-alignment and the provision of a footway link on Dappers Lane. This planning application has included speed surveys and provides a suitable access with appropriate visibility splays. Pedestrian access is also available via improvements to the PRow network and as such would address the sustainability concerns also raised.

It is considered that the proposed residential development, with a vehicular access point onto Dappers Lane, would provide safe access onto the highway, in accordance with Policy T SP1 of the Local Plan.

Trip Generation, Distribution and Assignment:

A Transport Assessment accompanied the planning application as required by Policy T SP1(e) of the Local Plan. The proposed development of 84 dwellings on the site is anticipated to generate 39 two way vehicle movements in the AM peak and 39 two way vehicle movements in the PM peak, which is considered to be acceptable.

Junctions:

This scheme at Dappers Lane will fit into the wider junction improvements that are to be implemented through the delivery of the other two sites in the Angmering North strategic allocation, namely Land North of Water Lane and Land South of Water Lane, which includes the provision of a new roundabout at the junction of the A280 and Water Lane and widening of the carriageways on the approach to the A280/A27/Titnore Lane Roundabout.

Highways England has requested that an appropriate developer contribution be made to the agreed A27 Local Plan mitigation measures required to deliver the Arun Local Plan. A developer contribution in full (£33,038) is required towards the mitigation measures required at the A27/The Causeway roundabout at Arundel, which consists of white line improvements. However, the developer could waive this contribution if they implemented the highway works at the Causeway Roundabout under the supervision of Highways England - this is the approach taken in the Section 106 Agreement.

The Local Highway Authority has requested that developer contributions of £302,400 from the Section 106 Agreement for this application (A/76/20/PL) should go towards the following highway improvements, either:

- the A280/A27/Long Furlong junction or;
- A259 junctions (A259/Station Road Roundabout or A259/A280 Roundabout).

The proposed development has demonstrated that the transport effects on the local and strategic road network can be satisfactorily mitigated by means of planning conditions and a Section 106 Agreement. It is therefore considered that, subject to conditions and developer contributions toward junction improvements as set out in the draft Section 106 Agreement, the proposed development on Land off Dappers Lane, accords with Policy T SP1 of the Local Plan and Policy TM1 of the Angmering NP.

Public Transport:

Policy T SP1 of the Local Plan says "the Council will support transport and development which is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services" (Policy T SP1(a)).

A southbound bus gate is present at the northern end of Dappers Lane under the A27 Bridge towards Patching. It is thought that only a free shopper bus uses the gate for one journey on a Wednesday. Bus Service 9 provides an hourly link to Angmering railway station, Littlehampton, Worthing and Littlehampton. At present the nearest bus stop to access the service is located on Merryfield Crescent and Shardelow Road. The approved development on Land North of Water Lane (A/40/18/OUT) which is located to the east of Dappers Lane would deliver a bus connection to Dappers Lane to enable the diversion of Stagecoach Service 9 into the Land North of Water Lane, along with the delivery of two sets of bus stops within the site itself, which have been conditioned as part of the outline planning permission (A/40/18/OUT).

Consequently, it is considered that the proposed residential development at Dappers Lane would be located in close proximity to existing and committed bus stops and to Stagecoach Service 9 and it therefore complies with Policy T SP1(a) of the Local Plan by being accessible to public transport services.

Footways and Cycle Provision:

Policy T SP1 of the Local Plan says: "The Council will support transport and development which gives priority to pedestrian and cycle movements". Policy T DM1 of the Local Plan says "proposals for all new development must contribute towards the provision of a joined cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists both in the development and in the form of links between the development" Policy T DM1(d)).

Policy TM2 of the Angmering NP gives support to proposals which improve or increase existing footpaths.

The proposed development includes the provision of a 1.5 metre wide footway (pavement) on the eastern side of the lane, which would measure 83 metres in length up to the driveway of 'Greenways' (opposite Number 15 Woodlands Close) without too much impact on the existing watercourse. Some minor works would be required to the ditch to facilitate the footway which would be dealt with during the detailed design stage. The proposed footway would join up with the existing and committed lengths of footway further down Dappers Lane, in accordance with Drawing Number 2017-3487-006 Rev. A "Proposed Footway Tie-in" in the Transport Assessment. The committed lengths of footway are to be implemented as part of planning permission A/91/18/PL (Merry England Nursery), planning permissions A/27/16/PL and A/114/18/PL (Broadlees) and outline planning permission A/40/18/OUT (Land North of Water Lane).

The layout plan (Drawing No. A77-PL-01 Rev. B) includes two footway connections into the public right of way (PROW 2151) that is located immediately west of the application site. A footway connection into PROW 2151 is proposed in the south west corner of the site and another connection is proposed at the

western end of the main access road which runs east / west through the site from Dappers Lane.

The Local Highway Authority has requested the provision of a new pedestrian crossing with dropped kerbs and tactile paving on the pedestrian desire line on Pine Trees Close; and the provision of tactile paving at the existing crossings at the Arundel Road / Furze field Close junction, the Arundel Road / Chantryfield Road junction and the Arundel Road / Lansdowne Way junction, all of which are considered to be acceptable and these are listed in the Section 106 Agreement.

It is considered that the two proposed footway connections to the public right of way (PROW 2151) to the west of the application site and the provision of a 1.5 metre wide footway on the eastern side of Dappers Lane, which are deliverable by means of conditions and the Section 106 Agreement would ensure that the development complies with Policy T SP1 and Policy T DM1 of the Local Plan and Policy TM2 of the Angmering NP.

Parking provision:

Policy T SP1 of the Local Plan says "The Council will support transport and development which incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact upon on-street parking" (Policy T SP1(d)).

The proposed residential development of 84 dwellings needs to ensure there are 2 car parking spaces per 2-bed and 3-bed dwelling and 3 car parking spaces per 4-bed dwelling and 20% visitor parking provision, in line with the recommendations in Table 3.1 of the ADC Parking Standards SPD, which was issued in January 2020. The proposed development includes a maximum of 202 car parking spaces comprising 164 allocated car parking spaces, 26 garages (counted as 0.5 spaces) and 25 visitor parking spaces (i.e. 20% provision). The 2-bed and 3-bed dwellings are provided with 2 parking spaces each and the 4-bed dwellings have 3 parking spaces. All of the garages would measure 6 x 3 metres internally. The Parking Standards SPD would require 178 allocated spaces (including garages at 0.5 spaces) and 17 visitor spaces, which would come to a total of 195 spaces. The Parking Plan (Drawing No. A77-PL-10 Rev. C) shows that the quantum of car parking spaces for the proposed residential development would comply with the District Council's new Parking Standards SPD, with a slight over-provision of allocated and unallocated parking spaces. The proposed development would therefore be in accordance with Policy T SP1(d) of the Local Plan and Policy HD8 of the Angmering NP.

Travel Plan:

Policy T SP1 of the Local Plan says "The Council will support transport and development which is supported by a Travel Plan, which is effective and deliverable" (Policy T SP1(e)). A Travel Plan has been submitted with the planning application (A/76/20/PL) which aims to encourage residents to use sustainable modes of transport; reduce reliance on single car occupancy journeys; and generally reduce traffic related pollution and noise. It is considered that the proposed development complies with Policy T SP1(e) of the Local Plan and Policy TM2 of the Angmering NP. A condition is required to ensure that the measures identified in the Travel Plan are implemented.

BIODIVERSITY

Policy ENV DM5 of the Local Plan says that "development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site".

The proposed layout includes the provision of a dormouse buffer zone, with mitigation planting, along the western and north western boundaries of the site and the provision of netting in the trees within the site to protect the dormice from predators. In terms of the boundary with the woodland, a 1.2 metre post and rail fence would be constructed on the southern edge of the dormouse mitigation buffer. The bat mitigation measures proposed should be conditioned.

On-site enhancements and mitigation measures are proposed in accordance with the biodiversity net gains required by Policy ENV DM5 of the Local Plan, including the provision of new habitats on the site comprising of 5.0 metre buffer strip around the hedgerows. The list of mitigation measures include the following: any trees removed should be replaced at a ratio of 2:1; the planting of a wildflower meadow; wildlife area on-site; filling any gaps in tree lines or hedgerows with native species; bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground; bird box to be installed on the buildings / and or trees within the garden of the properties; grassland areas managed to benefit reptiles; log-piles on-site; gaps are included at the bottom of the fences to allow movement of small mammals across the site; and hedgehog nesting boxes included on the site. It is considered that the proposed enhancements/habitat creation are comprehensive and would constitute a biodiversity net gain. The ADC Ecological Advisor supports the proposed on-site enhancements and mitigation measures and requests that they be conditioned.

Consequently, it is considered that subject to conditions including the provision of the on-site enhancements and mitigation measures, the proposed development accords with Policy ENV DM5 of the Local Plan in relation to the impact on protected species and the potential for the scheme to protect existing habitats where possible and provide enhancements.

HERITAGE ASSETS

Policy HER SP1 of the Local Plan states that designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM3(f) of the Local Plan says: "in order to preserve the character or appearance of the Conservation Area, planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that it does not harm important views into, out of or within the Conservation Area".

Sections 66/72 of the Planning (Listed Buildings and Conservations Areas) Act, 1990 are relevant. Section 66 of the Act says: "in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." In considering whether to grant planning permission with respect to any buildings or other land in a Conservation Area, the Council shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservations Areas) Act, 1990).

Paragraph 190 of the NPPF (February 2019) requires great weight to be given to the conservation of heritage assets. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 196 of the NPPF (February 2019).

The closest heritage assets to the application site are New Place Farmhouse (Grade II* Listed Building), Decoy Cottage (Grade II Listed Building) and Angmering Conservation Area, all of which are at least 1.5km from the proposed development.

A Heritage Statement was submitted during the consultation period which assessed the significance of the heritage assets including the listed buildings and Angmering Conservation Area, in accordance with the NPPF, including paragraph 189. No designated or non-designated built heritage assets have been identified as having the potential to be impacted by the proposed residential development on the site. Based on the information provided as part of the statement, on balance it would appear that there are no adverse built heritage impacts in this instance. As a consequence, the application is considered to not cause harm to the significance of the heritage assets or their setting.

Consequently, It is considered that the proposed development is acceptable and it complies with Policies HER DM1 and HER DM3 and HER SP1 of the Local Plan and Policy EH1 of the Angmering NP. The contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) have been taken into account.

LIGHT POLLUTION

Policy QE DM2 of the Local Plan emphasises the need to consider the impact of light on neighbouring uses and wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation (a), light levels should be the minimum required for security and working purposes (b), and minimise potential glare and spillage (c); and the degree to which outdoor lighting can be powered by on-site renewable sources (d).

Detailed lighting information has been submitted with the planning application, therefore, it is considered necessary to impose a compliance condition. Environmental Health has not raised an objection in terms of light emissions from the proposed residential development on existing residential amenity. The ADC's Ecological Advisor has requested that the lighting scheme for the site will need to take into consideration the presence of bats in the local area through the use of directional light sources and shielding. The submitted lighting details are considered to be acceptable.

Consequently, subject to the compliance condition, it is considered that the proposed residential development complies with Policy QE DM2(a), (b), (c) and (d) inclusive of the Local Plan.

RESIDENTIAL AMENITY

Policy D DM1(3) of the Local Plan says "have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance".

There are a number of housing estates located off Dappers Lane including housing on Garden Close and Woodlands Close. The proposed residential layout includes sufficient space to accommodate landscaping which would ensure that neighbouring residential amenity of dwellings on Garden Close and Woodlands Close are not adversely affected by loss of privacy or overlooking. As mentioned above, the revised layout plan (Drawing No. A77-PL-01) ensures that there is sufficient space between the proposed new houses on Plots 2 and 6 on the application site and the existing houses at Numbers 9, 10 and 11 Woodlands Close.

There is a 20 metre stand-off distance around the LEAP within the village green in the southern part of the site; and there are no houses within this stand-off distance either within the site or on the existing adjacent housing estates. It is considered that the proposed location of the LEAP is acceptable in terms of residential amenity; as is the location of the LAP in the public open space at the entrance to the site.

A 1.8 metre high close boarded fence is proposed along the boundary with Heron's Farm and along the southern boundary with Woodlands Close, as set out on Drawing No.A77-PL-04 Rev. B: External Works Layout. The close boarded fencing would be maintained by the property owners on the application site and would ensure a high degree of privacy is maintained.

Consequently, it is considered that the proposed residential development as set out on the layout plan and the external works layout plan complies with Policy D DM1(3) of the Local Plan in terms of impact upon neighbouring amenity.

NOISE QUALITY

The NPPF and Policy QE DM1 of the Local Plan emphasise that noise sensitive development will not be

permitted if its users would be affected by noise by proposed noise generating uses.

Policy QE DM1 of the Local Plan says: "developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by evidence to demonstrate that there are no suitable alternative locations for the development." (Policy QE DM1(2))

Environmental Health requested the submission of a Noise Assessment to assess the impact of the electricity substation on the houses to ensure that there is no adverse effect to residential properties; and for a scheme to be submitted to demonstrate that the internal and external noise levels within the houses and within the curtilage of the houses conform to the guidance.

A Noise Assessment has been submitted which concludes that the top floor bedrooms should be designed with 4mm glass double glazed windows to ensure the internal noise levels are acceptable in terms of the assessment to the British Standard. The development proposes external living areas and it demonstrates the external living spaces surrounding the houses are likely to see noise levels below the lower guideline of 50 decibels. Calculations and assessments have been carried out with regards to the proposed electrical sub-station and its location and have demonstrated that it is likely to have a 'Low Impact'. Based on the calculations and assessments made within the Noise Report it is considered that the proposed development can demonstrate compliance with the NPPF, and that, with regards to sound, planning permission can be granted.

Therefore, it is considered that the future and existing residents would not be adversely affected by noise in accordance with Policy QE DM1 of the Local Plan.

AIR QUALITY

Policy QE DM3 of the Local Plan says "all major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts".

The proposed development is not located in an Air Quality Management Area, however, an Air Quality Assessment has been submitted. The dust suppression measures during the construction works which are recommended in the Assessment should be implemented and the Air Quality report should be referred to in a Construction Management Plan condition.

Projected vehicle particulate emissions from the housing development have been assessed in the Air Quality Assessment and are considered to be acceptable. However, it is considered appropriate that provision is made for electric vehicle (EV) charging points to be installed at every house (including affordable homes) with a garage or driveway, in accordance with paragraph 2.8 of the ADC Parking Standards SPD, January 2020. This should be conditioned.

It is considered that, subject to the imposition of the electric vehicle charging point condition, the proposed development complies with Policy QE DM3 of the Local Plan, in terms of air quality.

FLOODING AND SURFACE WATER DRAINAGE

The NPPF requires that development does not give rise to an unacceptable risk of flooding detrimental to human health or property. Policy W DM2 of the Local Plan requires the submission of a site specific Flood Risk Assessment (FRA) which demonstrates that the development will be safe without increasing flood risk elsewhere and reduce flood risk overall; consider flood flow routing and utilise temporary storage areas.

Policy EH3 of the Angmering NP (Flood Prevention) seeks to ensure that any new development must ensure that the prospect of flooding within the development boundaries is mitigated; it does not increase

the flooding impact it may have on surrounding properties and areas; and development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.

A Flood Risk Assessment has been carried out by RGP Design Limited, which confirms that the application site is located entirely within Flood Zone 1. As a result, the risk to the proposed development is considered to be very low from both fluvial and tidal sources.

The majority of the site would drain into a lined attenuation basin which would be located along the south western boundary of the site as identified on the layout plan. It is proposed that surface water would be piped to the attenuation basin; and there would be permeable paving within the built development. The layout has been amended with the proposed attenuation basin extended out westwards; together with the provision of a 3.0 metre maintenance strip between the basin and the ditch which runs along the southern boundary of the site. The Flood Risk Assessment has been updated, and includes Drawing No. PL500 Rev. A which demonstrates the basin sections together with the 3.0 metre easement between the basin and the ditch.

The culverted section of the ditch, which dog-legs along the southern boundary of the site is to be cleared and re-instated as an open ditch. Remedial works may be required to the off-site culvert. However, the preference of the Drainage Engineers is for the provision of a new pipe which would be routed through the school grounds and link-up with the network at Arundel Road, which would negate the need for the works to the off-site culvert. The off-site culvert may be used by the site as an 'overflow' to supplement the new route through the school - if this is the adopted approach, some works will be undertaken to improve the condition of the off-site culvert, which would be 'fronted' by Arun District Council and West Sussex County Council.

ADC Drainage Engineers are satisfied with the revised surface water drainage details including the cross sections of the attenuation basin and the use of permeable paving within the proposed layout and they are requesting that conditions be imposed for surface water drainage.

The proposed residential development is acceptable in terms of surface water drainage, in accordance with Policy W DM2 of the Local Plan and Policy EH3 of the Angmering NP.

FOUL DRAINAGE

A Foul Drainage Analysis has been submitted with the planning application which proposes that the foul water from the houses on the application site would be discharged to the public foul water sewer, which is located in Arundel Road.

A number of existing houses on Dappers Lane have treatment plants which discharge into the stream which flows down the eastern side of the lane. The proposal to construct a footpath on the eastern side of the lane, from north of the site entrance to south of Greenways, needs to take account of the stream; and the developer will need to apply for Land Drainage Consent for any works that may affect the watercourse. Concerns have been raised that damage could be caused by construction work, especially the building of the access road and footpaths to the water supply pipe, which goes under the application site before turning east to connect with the water main on the west side of Dappers Lane, to the south of the proposed new site entrance. This is a matter for the developer to address directly with the existing residents and with Southern Water.

EXTERNAL SPACE STANDARDS

The layout plan (Drawing No. A77-PL-01 Rev. B) shows all houses with rear gardens that measure at least 10.5 metres in length, which is acceptable to ensure adequate amenity space is provided and it is in accordance with the draft Arun Design Guide. The site layout includes 20 metre back to back stand-off

distances and 11 metre side on back distances, which are considered to be acceptable.

INTERNAL SPACE STANDARDS

Policy D DM2 of the Local Plan sets out that the LPA will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

The floor plans of each dwelling where it specifies the number of bedrooms, the occupancy and the square metres of floor space have been cross referenced with the Nationally Described Space Standard (NDSS) table (Table 1). The minimum gross internal floor areas of all of the houses on the application site comply with Policy D DM2 and meet the NDSS requirements.

CLIMATE CHANGE

Policy ECC SP1 of the Local Plan says: "The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness in biodiversity". Policy ECC SP2 of the Local Plan says: "All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable".

It is proposed that 10 of the proposed houses (i.e. Plots 9, 10, 11, 12, 13, 14, 36, 37, 38 and 39) would have photovoltaic (PV) solar panels fitted; and all of the dwellings on the site would incorporate up-to-date building regulations (i.e. fabric first), to meet the new households energy requirements. This would be achieved by means of a condition.

The proposed east/west orientation of 38 houses would ensure maximum solar gain and would comply with Policy ECC SP1 of the Local Plan. The north/south orientation of the remaining houses on the site would not ensure maximum solar gain in accordance with Policy ECC SP1 of the Local Plan.

The majority of dwellings (i.e. 46 houses) are orientated north/south and therefore, on balance the layout makes all reasonable endeavours to achieve maximum solar gain.

SUPPORTING INFRASTRUCTURE

Development is only acceptable with the provision of or contributions to the necessary infrastructure and facilities to mitigate the impacts of the development. Policy HD9 (Phasing of Residential Development) of the Angmering NP seeks to make sure that new housing proposals demonstrate that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

WSCC have confirmed that the present early years, special education needs, primary and secondary schools within the catchment areas of the proposal would not have spare capacity and would be unable to accommodate the children from the proposed development. The financial contribution requested by the County Council would be based on the housing allocation at Angmering North and Angmering South and East providing a 2FE primary school expandable to 3FE. A developer contribution is required towards a new primary school serving Angmering or towards additional facilities at St Margaret's CE Primary School, based on the provision of 84 dwellings.

Angmering Parish Council is no longer offering land at Mayflower Park to the WSCC for a new primary school. WSCC owns land at Bramley Green and adjoining land, consequently the new primary school building would be constructed on the land at Bramley Green and the associated sports pitches would be provided on the County owned land adjacent to Bramley Green.

A formula-based contribution is required towards Phase 1 of the new secondary school serving Arun.

The applicant has confirmed their acceptance of the formula-based approach which would be based on the actual mix, which is set out in the planning application. As the applicant has agreed to provide this contribution as part of the S106 agreement it is considered that the development would accord with Policy INF SP1 of the Arun Local Plan.

The further education contribution generated by this proposed development shall be spent on future expansion at the Angmering School Sixth Form, which is CIL compliant.

In addition the following contributions are considered to be CIL compliant and are required in order to mitigate the impact of the development:

- A formula-based contribution towards the development and enhancement of existing services at Angmering Library.
- A formula-based contribution towards the re-development of Littlehampton Fire Station, providing additional services for the residents of Angmering,
- £15,733 (based on £185 per dwelling) towards the Angmering Flood Risk Management Project to deliver sustainable water management for the Black Ditch catchment through Angmering.
- £92,554 toward Willow Green / GP premises.
- £14,548.98 to fund the future purchase of police infrastructure to serve the proposed development.

The Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD says "there are three community sports hub sites recognised by ADC as a priority for progressing, including Palmer Road Recreation Ground in Angmering." (Paragraph 3.3 of the SPD, January 2020). A developer contribution towards the provision of sports pitches at the Palmer Road community sports hub would mirror the contributions in the Section 106 Agreements for Land South of Water Lane (A/99/17/OUT) and Land North of Water Lane (A/40/18/OUT), in accordance with Policy OSR DM1 and Policy HWB SP1 of the Local Plan. The Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD also requires developer contributions towards maintenance.

- £48,019 towards the provision of ancillary features (changing rooms and car parking) at the Palmer Road Recreation Ground.
- £31,677 towards providing the flexible sports hall/activity and / or studio space at a Sports and Community Hub at Palmer Road in Angmering.
- £34,073 towards improving provision and increasing the capacity of swimming pools and associated wet side facilities for the District.
- £10,400 towards provision of additional health and fitness provision as part of a Sports and Community Hub at Palmer Road, Angmering.
- £21,291 plus £88,520 maintenance cost towards a natural grass pitch at Palmer Road.
- £8,043 plus ££5,260 maintenance cost towards an artificial grass pitch at Palmer Road.
- £3,237.50 (a formula based contribution) towards public art.

The highways infrastructure and open space requirements are set out in the relevant sections above and further detail is set out in the S106 Agreement Table attached to this report.

The proposed on-site provision of 25 affordable housing units would be secured through a Section 106 Agreement, in accordance with Policy AH SP2 of the Local Plan.

The proposed development would also result in the removal of two electricity pylons which currently cross the site. The grounded high voltage cables would have 3.0 metre' offsets on either side of them along the western and northern boundaries of the site.

Angmering Parish Council was invited to submit CIL compliant schemes that could be provided in full or

in part through developer contributions by means of a Section 106 Agreement to be implemented if planning permission is granted for A/76/20/PL. The Parish Council proposed 7 infrastructure schemes. The following scheme is considered to be CIL compliant as it is directly related to the impact of development:

- Flood Prevention Scheme: A proposal to build an attenuation system on the Highdown side of the A280. The overall cost was broadly estimated at £1.5m of which Government finance would pay for 50% and the remainder had to be found 'locally'. The Lead Local Flood Authority has made a request for a contribution of £15,733 from this planning application to a flood prevention scheme, which is CIL compliant.

The following schemes are not considered to be CIL compliant for the proposed development as the developer contributions already proposed in the Section 106 Agreement are considered to be sufficient to deliver the requisite infrastructure to accommodate the proposed development.

- Bus Shelter Installation Project.
- Village Centre Public Toilets.
- Vehicle Activated Speed Warning Signs.
- Play Area Review.
- Lighting in Mayflower Park.
- Funding to support the start-up of Angmering Men in Sheds (community space for men to connect, converse and create).

The draft Section 106 Agreement complies with Policy INF SP1 and Policy INF SP2 of the Local Plan by ensuring provision of the required infrastructure. A table setting out all of the draft Section 106 Agreement developer contributions is provided at the back of this committee report.

SUMMARY

It is considered that the principle of development on this site is acceptable in compliance with Policy H SP2 and Policy H SP2c of the Local Plan. The development will make a significant contribution towards market housing and affordable housing in the District, further boosting the sustainability of Angmering and provide additional open space for the local community; and contribute to the delivery of strategic highway improvements to the A27/The Causeway roundabout at Arundel, and either the A280/A27/Long Furlong junction or the A259 junctions (i.e. A259/Station Road Roundabout or A259/A280 Roundabout).

Paragraph 11(c) of the NPPF (February 2019) advises that approval of development proposals that accord with an up-to-date development plan without delay is the requirement to comply with Government Policy.

The recommendation is that the Development Control Committee delegate to the Group Head of Planning (in consultation with the Chairman and the Vice Chairman) authority to:

- a. Authorise the execution and completion of the Section 106 Agreement;
- b. Grant planning permission subject to conditions and the Section 106 Agreement.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1

of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No. A77-PL-100 - Site Location Plan

Drawing No. A77-PL-03 - Constraints and Opportunities Plan

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-01 Rev. B - Planning Layout

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-04 Rev. D - External Works Layout.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-05 Rev. B - Tenure Plan

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-06 Rev. B - Storey Heights Plan

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-07 Rev. B - Unit Types Plan

Drawing No. SITE LAYOUT 84 units A77-PL-08 Rev. A - Materials Plan - Brick and Roof Types

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-09 Rev. B - Refuse and Fire Strategy Plan.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-10 Rev. C - Parking Plan.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-12 Rev. C - Character Areas and Key Buildings Plan.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-13 Rev. B - Surface Treatment Plan.

Drawing No. A77-PL-02 Rev. B - Coloured Planning Layout.

Drawing No. A77-PL-14: Tenure Plan - M4 (2) & M4 (3) Units

Drawing No. SE.01 - Street Elevations

Drawing No. A77_PL_MAT_01 - Materials Palette

Drawing No. A77_PL_DGAR_P1Rev. A - Proposed Garage Type 01 - Double

Drawing No. A77_PL_DGAR_P2 Rev. A - Proposed Garage Type 02 - Double
Drawing No. A77_PL_SGAR_P1 Rev. A - Proposed Garage Type 03 - Single
Drawing No. A77_PL_HAN+_P1 Rev. A - The Avenue - Hanbury+ Floor Plans
Drawing No. A77_PL_HAN+_P2 Rev. A - Village Green - Hanbury+ Floor Plans
Drawing No. A77_PL_HAN+_E1 Rev. A - The Avenue - Hanbury+ Elevations
Drawing No. A77_PL_HAN+_E2 Rev. A - Village Green - Hanbury+ Elevations
Drawing No. A77_PL_DER_P1 - The Avenue - Derwent Floor Plans
Drawing No. A77_PL_DER_P2 - Village Green - Derwent Floor Plans
Drawing No. A77_PL_DER_E1 - The Avenue - Derwent Elevations
Drawing No. A77_PL_DER_E2 - Village Green - Derwent Elevations
Drawing No. A77_PL_LOC_P1 - The Avenue - Lockwood Corner Floor Plans 1 of 2
Drawing No. A77_PL_LOC_P2 Rev. A - The Avenue - Lockwood Corner Floor Plans 2 of 2
Drawing No. A77_PL_LOC_P3 - The Avenue - Lockwood Floor Plans
Drawing No. A77_PL_LOC_P4 Rev. A - Village Green - Lockwood Corner Floor Plans
Drawing No. A77_PL_LOC_P5 - Village Green - Lockwood Floor Plans
Drawing No. A77_PL_LOC_E1 - The Avenue - Lockwood Corner Elevations 1 of 2
Drawing No. A77_PL_LOC_E2 Rev. A - The Avenue - Lockwood Corner Elevations 2 of 2
Drawing No. A77_PL_LOC_E3 - The Avenue - Lockwood Elevations
Drawing No. A77_PL_LOC_E4 - Village Green - Lockwood Corner Elevations
Drawing No. A77_PL_LOC_E5 - Village Green - Lockwood Elevations
Drawing No. A77_PL_LON+_P1 - The Avenue - Longthorpe+ Floor Plans
Drawing No. A77_PL_LON+_P2 - Village Green - Longthorpe+ Floor Plans
Drawing No. A77_PL_LON+_E1 Rev. A - The Avenue - Longthorpe+ Elevations
Drawing No. A77_PL_LON+_E2 Rev. A - Village Green - Longthorpe+ Elevations
Drawing No. A77_PL_CON_P1 - Gateway - Coniston Floor Plans
Drawing No. A77_PL_CON_P2 Rev. A - Village Green - Coniston Floor Plans
Drawing No. A77_PL_CON_E1 - Gateway - Coniston Elevations
Drawing No. A77_PL_CON_E2 Rev. A - Village Green - Coniston Elevations
Drawing No. A77_PL_CON+_P1 - Gateway - Coniston+ M4(2) Floor Plans
Drawing No. A77_PL_CON+_P2 - The Avenue - Coniston+ M4(2) Floor Plans 1 of 2
Drawing No. A77_PL_CON+_P3 Rev. A - The Avenue - Coniston+ M4(2) Floor Plans 2 of 2
Drawing No. A77_PL_CON+_P4 - Village Green - Coniston+ M4(2) Floor Plans
Drawing No. A77_PL_CON+_E1 - Gateway - Coniston+ M4(2) Elevations
Drawing No. A77_PL_CON+_E2 - The Avenue - Coniston+ M4(2) Elevations 1 of 3
Drawing No. A77_PL_CON+_E3 Rev. A - The Avenue - Coniston+ M4(2) Elevations 2 of 3
Drawing No. A77_PL_CON+_E4 - The Avenue - Coniston+ M4(2) Elevations 2 of 3
Drawing No. A77_PL_CON+_E5 - Gateway - Coniston+ M4(2) Elevations
Drawing No. A77_PL_WAR_P1 - Village Green - Warwick Floor Plans
Drawing No. A77_PL_WAR_E1 - Village Green - Warwick Elevations
Drawing No. A77_PL_HOL_P1 - Gateway - Holywell Floor Plans 1 of 2
Drawing No. A77_PL_HOL_P2 - Gateway - Holywell Floor Plans 2 of 2
Drawing No. A77_PL_HOL_P3 Rev. A - Village Green - Holywell Floor Plans
Drawing No. A77_PL_HOL_E1 - Gateway - Holywell Elevations 1 of 2
Drawing No. A77_PL_HOL_E2 - Gateway - Holywell Elevations 2 of 2
Drawing No. A77_PL_HOL_E3 Rev. A - Village Green - Holywell Elevations 1 of 2
Drawing No. A77_PL_HOL_E4 Rev. A - Village Green - Holywell Elevations 2 of 2
Drawing No. A77_PL_HA_P1 - Village Green - 2B3P Floor Plans
Drawing No. A77_PL_HA_P2 - Village Green - 3520+ Floor Plans
Drawing No. A77_PL_HA_P3 Rev. A - Village Green - 2B3P & 3520+ Floor Plans
Drawing No. A77_PL_HA_E1 - Village Green - 2B3P Elevations
Drawing No. A77_PL_HA_E2 - Village Green - 3520+ Elevations
Drawing No. A77_PL_HA_E3 Rev. A - Village Green - 2B3P & 3520+ Elevations

Drawing No. A77_PL_WP2_P1 Rev. A - Village Green - WP2 M4(3) Floor Plans

Drawing No. A77_PL_WP2_E1 Rev. A - Village Green - WP2 M4(3) Elevations

Drawing No. A109012.LA100 (Rev. D) - Landscape Strategy.

Drawing No. A109012.LA101 (Rev. D) - Landscape Planting (1 of 3).

Drawing No. A109012.LA102 (Rev. D) - Landscape Planting (2 of 3).

Drawing No. A109012.LA103 (Rev. D) - Landscape Planting (3 of 3).

Drawing No. A109012.LA104 (Rev. D) - Northern Public Open Space.

Drawing No. A109012.LA105 (Rev. D) - LEAP Design.

Drawing No. A109012.LA106 (Rev. D) - Hard Landscape.

Planning Statement

Statement of Community Involvement

Design and Access Statement Rev. A. (Ref. PERS190708 DAS-01 050620).

Landscape Visual Impact Appraisal (Ref. A109012), December 2019.

Built Heritage Statement (Ref. JAC 25776), June 2020.

Flood Risk Assessment (Ref. D1260 / FRA 1.4), Prepared by RGP Design Limited, September 2020.

Drawing No. D1260-PL200 Rev. C - Impermeable Area Comparison.

Drawing No. D1260-PL300 Rev. C - Proposed Drainage Strategy.

Drawing No. D1260-PL301 Rev. C - Proposed Drainage Strategy Alternative Solution.

Drawing No. D1260-PL400 Rev. A - Catchment Area Plan.

Drawing No. D1260-PL500 Rev. A - Indicative Pond Sections.

D1260 SW FINAL 2020-07-07 Network: Surface Water.

Transport Assessment (PEHO/16/3487)

Travel Plan

Drawing No. 2017-3487-002 - Off site Infrastructure Pedestrian Crossings

Drawing No. 2017-3487-001 Rev. D - Visibility Splays and Vehicle Swept Path Analysis

Drawing No. 2017-3487-003 Rev. B - Internal Refuse Collection Swept Path Analysis

Drawing No. 2017-3487-004 Rev. A - Internal Parking Swept Path Analysis

Drawing No. 2017-3487-005 - Fire Tracker Swept Path Analysis

Drawing No. 18167-BT1 - Tree Constraints Plan

Arboricultural Opportunities and Constraints Assessment (Ref. 18167-Constraints Report-AN)

Archaeological Desk Based Assessment (Ref. Final DBA Nov 19- R)

Bat Activity Report (Ref. A085519-3)

Dormouse Survey Report (Ref. A085519-4)

Dormouse Mitigation Strategy (Ref. A085519-7)

Biodiversity Enhancement Plan (Ref, A085519-7) Version 2, August 2020.

Design Criteria Report

Energy Statement (6.3.20)

Drawing No. 2624-D-01 Rev. B - Lighting Layout

Drawing No. 2624-D-02 Rev. B - Lighting Layout

Lighting Design Notes

Outdoor Lighting Report (6 May 2020: Project No. 2624), prepared by Nick Smith Associates Ltd.

Road Lighting Report

Environmental Noise Impact Assessment, PRoPG Planning and Noise (Ref. SA-6550), prepared by Sound Advice Acoustics Ltd.

Air Quality Assessment (Ref. A118338), prepared by WYG, September 2020.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until samples of materials and finishes to be used for external walls and roofs of the proposed dwellings, set out in approved Drawing A77-PL-08 Rev. A and in the approved material palette, have been submitted to and been approved by the Local Planning Authority and the samples of materials so approved shall be used in the construction of the dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2017-3487-001 Rev. D - Visibility Splays and Vehicle Swept Path Analysis.

Reason: In the interests of road safety in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 5 The forty second dwelling (i.e. 50% occupation) shall not be occupied until such time as the 1.5 metre' wide footway connection which would measure 83 metres in length has been constructed on the eastern side of Dappers Lane in accordance with the details shown on Drawing Number 2017-3487-006 Rev. A "Proposed Footway Tie-in" in the Transport Assessment.

Reason: In the interests of road safety in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 6 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) An indicative programme for carrying out the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during construction the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- d) If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration should be submitted to and be approved in writing by the Local Planning Authority;
- e) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- f) The parking of vehicles of site operatives and visitors;
- g) Loading and unloading of plant and materials, including permitted times for deliveries;
- h) Storage of plant and materials used in constructing the development;
- i) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- j) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation

Orders);

k) Measures to control the emission of dust and dirt during construction, in line with the mitigation measures set out in the Air Quality Assessment (Ref. A118338), prepared by WYG, September 2020.

l) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted;

m) the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 08:00-09:00 and 17:00-18:00 where practicable);

n) The method of access and routing of vehicles during construction, avoiding the route out of the site northwards along Dappers Lane.

Reason: In the interests of highway safety and to protect the amenity of local residents in accordance with Policy D DM1 and Policy QE SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that measures are in place to minimise the impact of development on existing residents.

- 7 No part of the development shall be first occupied until such time as plans, details and construction specification showing the proposed footway surfacing works at the two accesses into Public Right of Way no. 2151 have been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure that suitable materials are used for the surfacing works and to safeguard users in accordance with Policy D DM1 of the Arun Local Plan.

- 8 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with the approved layout plan.

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1 of the Arun Local Plan.

- 9 No dwelling shall be first occupied until the car parking including garages, serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 10 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 11 No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 12 The noise mitigation measures identified in the approved Environmental Noise Impact Assessment, PProPG Planning and Noise (Ref. SA-6550), prepared by Sound Advice

Acoustics Ltd shall be installed in each dwelling prior to occupation of the dwelling and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 13 The electricity substation equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the Environmental Noise Impact Assessment, PProPG Planning and Noise (Ref. SA-6550), prepared by Sound Advice Acoustics Ltd., whenever it is operating. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 14 The development must be carried out in accordance with the Ecological Enhancement Plan dated August 2020 by WYG which details ecological enhancement specifications, drawing Figure 2A (Rev A) contained within the Ecological Enhancement Plan and Landscape Strategy drawing reference LA100(D). The enhancements and mitigation measures shown on the drawing shall be implemented in full and permanently retained and thereafter maintained as fit for purpose; and netting shall be installed in the trees/hedgerow in the dormouse mitigation corridor prior to first occupation.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan.

- 15 Prior to occupation of any of the dwellings, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and be approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

- 16 No development above damp proof course (DPC) level shall take place until details of the Electric Vehicle Charging Points serving the dwellings with garages or driveways, shall be submitted for approval in writing by the Local Planning Authority. The approved charging point(s) shall be installed prior to occupation of the respective dwellings and thereafter will be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy

QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 17 No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 18 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 19 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 20 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer / applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details. The agreed scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with

Policy D DM1, Policy W SP1, Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan.

- 21 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan; and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 22 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 23 Prior to first occupation, the approved lighting details set out in Drawing No. 2624-D-01 Rev. B - Lighting Layout, Drawing No. 2624-D-02 Rev. B - Lighting Layout, Lighting Design Notes, Outdoor Lighting Report (6 May 2020: Project No. 2624), prepared by Nick Smith Associates Ltd, and the Road Lighting Report shall be implemented and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan.

- 24 Eight 3-bed market houses shall be designed and constructed to M4(2) standard (i.e. 9.5%); and two 2-bed affordable rented houses shall be designed and constructed to M4(3) i.e. wheelchair accessible in accordance with 'Access to and use of buildings: Approved Document M', in compliance with Drawing No. A77-PL-14: Tenure Plan - M4 (2) & M4 (3) Units.

Reason: To ensure that dwellings are adaptable and meet the diverse needs of future occupiers in accordance with Policy D DM1 of the Arun Local Plan and Paragraph 61 of the National Planning Policy Framework.

- 25 Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 26 The measures set out in the approved Travel Plan shall be implemented.

Reason: To encourage and promote sustainable transport, in accordance with Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 27 Prior to the commencement of development, a soils management plan shall be submitted for approval in writing by the Local Planning Authority. The soil handling measures and the proposed use of on-site soils as set out in the approved soils management plan will be implemented on site to ensure that the soil resource is preserved.

Reason: To enable the Local Planning Authority to control the development and protect the soil resources on the site, in accordance with Policy SO DM1 of the Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that measures are in place to protect the soil resource.

- 28 Prior to the commencement of development, the detailed Standard Assessment Procedure (SAP) calculations should be submitted (once detailed construction design has been undertaken) together with a timetable for how the 10% decentralised energy will be achieved, for approval in writing by the Local Planning Authority. The solar PV panels on the south facing roof slopes of Plots 9, 10, 11, 12, 13, 14, 36, 37, 38 and 39 shall be implemented prior to the occupation of these dwellings and be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF and Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the development is capable of generating 10% decentralised energy.

- 29 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 30 INFORMATIVE: Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

- 31 INFORMATIVE: As a precaution, any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so badgers cannot access them.

- 32 INFORMATIVE: All clearance of dense scrub, hedgerow and tall grassland should be undertaken in the presence of an ecologist during the active reptile period (March to October) and this clearance should be carried out in stages.

- 33 INFORMATIVE: Section 59 of the 1980 Highways Act - Extra-ordinary Traffic
The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act,

to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

- 34 **INFORMATIVE: Works within the Highway - Implementation Team**
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 35 **INFORMATIVE: Temporary Developer Signage**
The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
- 36 **INFORMATIVE: The granting of this planning permission does not in any way indemnify**
against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.
- 37 **INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests**
undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 38 **INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent**
must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.
The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.
- 39 **INFORMATIVE: A formal application for connection to the public sewerage system is required**
in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements document which has now been published and is available to read on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements.
- 40 **INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning**
(Development Management Procedure)(England) Order 2015. The Local Planning Authority

has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.