

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO:	A/81/18/RES
LOCATION:	Quiet Waters Roundstone Lane Angmering BN16 4AX
PROPOSAL:	Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings. This application is a Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of Reserved Matters for the erection of 30 dwellings following the granting of outline planning permission (A/132/17/OUT) on the site of an existing detached dwelling known as "Quiet Waters", on Roundstone Lane, in Angmering. The reserved matters that are being applied for comprise appearance, scale, layout and landscaping. The 30 dwellings would comprise of the following: - 2 x 3 bed terraced houses (Type A, A1) - 8 x 4 bed detached houses (Type B1, B1m, B2); - 12 x 3 bed semi-detached houses (Type C, C1, C2, C3); - 2 x 1 bed apartments; - 6 x 2 bed apartments. The proposed development includes 10 affordable units in accordance with the obligation in the Section 106 Agreement which accompanied the outline planning permission (A/132/17/OUT); specifying that 5 of the units should be affordable rent and 5 of the units be for shared ownership. The application includes public open space, which is located in the eastern part of the application site. The public open space includes a Local Area of Play (a LAP) which would be located in front of the apartment building. The applicant is proposing to provide a total of 54 car parking spaces in the revised site layout plan, which is a reduction from 60 spaces proposed in the original site layout plan that accompanied this reserved matters application.
SITE AREA	0.773 ha

RESIDENTIAL DEVELOPMENT 37.1 dwellings per hectare
DENSITY

TOPOGRAPHY Predominantly flat in the centre of the site, but banking up towards the northern and southern boundaries.

TREES There is a substantial number of mature trees along the site frontage and along the boundaries of the site. Three of the trees have been the subject of a Tree Preservation Order (TPO/A/1/17 2017).

BOUNDARY TREATMENT The site is bounded by trees and hedges.

SITE CHARACTERISTICS The application site comprises a former agricultural workers detached 5 bedroom dwelling, with gardens to the front, rear and sides. The detached house is not visible from the road.

CHARACTER OF LOCALITY The application site is located on the eastern side of Angmering Village, to the east of Roundstone Lane and to the north of the A259. The area is being transformed by new housing on the former West End Nursery site which lies immediately north of the application site which is currently being re-developed for 246 dwellings by CALA Homes (i.e. A/144/15/PL - Cresswell Park). To the north of West End Nursery there are a further three residential development sites (the Rugby Club, Swanbourne Park and Manor Nursery), which run as far as the High Street.

To the east of the application site is Haskins Garden Centre which contains a range of retail uses occupying large buildings, with associated car parks and storage areas. To the west of Roundstone Lane is Roundstone Van Centre and a second hand car dealership. To the south of the application site is an area of scrubland which is surrounded by metal fencing, which is currently being re-developed as an AUDI car showroom; and beyond by a storage area for Haskins Garden Centre.

RELEVANT SITE HISTORY

A/39/17/OUT	Outline planning application with all matters reserved except access for 32No. residential units to be built with associated gardens, parking spaces & access road	Withdrawn 20-04-17
A/132/17/OUT	Outline application with some matters reserved for the demolition of the existing single dwelling & construction of 30 No. dwellings (resubmission following A/39/17/OUT). This application is a Departure from the Development Plan.	App Cond with S106 19-01-18
A/70/18/DOC	Application for approval of details reserved by condition	

imposed under planning permission A/132/17/OUT relating to condition No. 17 (Tree scheme of protection) & 22 (Contamination risks)

A/63/18/DOC	Approval of details reserved by condition imposed under A/132/17/OUT relating to condition 25-Construction Management Plan.	DOC Approved 05-07-18
A/68/18/DOC	Approval of details reserved by condition imposed under A/132/17/OUT relating to conditions 15-provision of highest available broadband speed & 18-Ecological Management & Mitigation Plan including Schedule of Works.	DOC Approved 22-06-18
A/82/18/DOC	Approval of details reserved by condition imposed under A/132/17/OUT relating to conditions 5-details of materials & finishes of buildings, surfaces for roads/footpaths, means of enclosure & parking of vehicles, 6-surface water drainage, 7-SuDS details, 10-landscape & layout, 11-refuse & recycling bins, 12-car, motorcycle & cycle parking, 13-location of fire hydrants, 14-decentralised & renewable or low carbon energy source, 16-covered & secured cycle parking & 27-noise levels.	

The first outline planning application (A/39/17/OUT) for 32 dwellings at Quiet Waters was withdrawn due to ecological issues, as there was a need for further bat and reptile surveys to be undertaken at the site.

During the course of determining the second outline planning application (A/132/17/OUT), a neighbouring site was found to have a hazardous licence to store Liquid Petroleum Gas (i.e. combustible materials). On further investigation it was understood that the new owners of the site no longer required the storage of Liquid Petroleum Gas (LPG) on the site and the revocation of the licence had taken place. Consequently, the Health and Safety Executive (HSE) withdrew its objection to the outline planning application A/132/17/OUT.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

No objection. The Parish Council was re-notified regarding the revised layout plan and submitted 'no comment' for the amendment.

No letters of representation have been received regarding this application for the approval of reserved matters.

COMMENTS ON REPRESENTATIONS RECEIVED:

No comments to make.

CONSULTATIONS

Arboriculturist
Parks and Landscapes
Engineering Services Manager
Engineers (Drainage)
Highways England
WSCC Strategic Planning
NHS Coastal West Sussex CCG
Environmental Health
Planning and Housing Strategy
Sussex Police-Community Safety
Ecology Advisor
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No objection. The revised site layout plan relates to on-site details and Highways England are satisfied that the proposals will not materially affect the safety, reliability and / or operation of the strategic road network.

LOCAL HIGHWAY AUTHORITY:

No objection.

Following the submission of amended plans on 10th October 2018, the Local Highway Authority considered Tracking Drawings 1 (J5752/HW03 rev A) and 2 (J5752/HW04 rev A) and is satisfied with the proposed layout and the tracking layouts provided. The Local Highway Authority is also satisfied with proposed car parking provision of 54 spaces and the location of the parking as identified on the revised site layout plan submitted on 10th October 2018. The design and layout of the car parking on the revised site layout plan is considered to have a streetscene which is less dominated by parked vehicles when compared with the original site layout.

ADC HOUSING:

No objection.

The reserved matters application meets the Council's affordable housing policy requirements. The 10 affordable units would need to be acquired by one of the Council's preferred registered providers (RPs), the council itself or possibly Angmering Community Land Trust (CLT). The apartment block of 8 units would comprise of both rented and sale units which would need to be managed effectively by the owners. All of the necessary affordable housing requirements are set out in the Section 106 Agreement which accompanied the outline planning permission (A/132/17/OUT).

SOUTHERN WATER:

No objection.

Initial investigations indicate that Southern Water provide foul sewage disposal to service the proposed

development. If the proposed development is to be connected to the public sewer, Southern Water requires a formal application for a connection.

ADC DRAINAGE:

No objection to the reserved matters application.

ADC ENVIRONMENTAL HEALTH:

No objection.

ADC ECOLOGY:

No objection.

The Ecological Mitigation and Management Plan (required by condition 18 imposed on the outline planning permission) which has been submitted with the reserved matters application (A/81/18/RES) and the discharge of conditions application (A/68/18/DOC) deals with bats; the retention of 5.0 metre buffer strips around the hedgerows; the deterrence of reptiles from the site ensuring reptile habitat does not develop on-site; and tree works to be undertaken outside of the bird breeding season. The ADC Ecological Advisor is pleased to see that a number of enhancements have been included within the Ecological Mitigation and Management Plan. The lighting scheme for the site required under Condition 21 of the outline planning permission (A/132/17/OUT) will need to take into consideration the presence of bats in the local area.

ADC GREENSPACE:

Initially objected.

The open space was originally proposed to be located behind or to the side of a number of properties and to the rear of a parking area; hidden away and would not have benefitted from natural surveillance. ADC Greenspace has withdrawn its objection following the submission of a revised layout plan identifying the public open space in a better location on the north eastern part of the development site, thereby providing links and connectivity with the open space on the adjacent residential development at Cresswell Park. The applicant will need to liaise with the developer of the adjacent open space to achieve a practical solution which takes the gradient into account. The path needs to be accessible to a range of users, therefore steps would not be appropriate.

ADC ARBORICULTURE:

Object.

The quantity of individual trees on the submitted landscape plan is disappointingly low and there are few tree species likely to achieve any long-term landscape value; despite the applicant's reliance on native tree types, many of these are small ornamental and / or relatively short-lived. The layout plan shows a reliance on constructing retaining walls around the site to accommodate the significant embankments. These are shown to be outside of most retained tree root protection areas (RPAs) although some intrusion is proposed along the southern boundary. While broadly tolerable in respect of tree retention, there remains very little opportunity within the proposed development to ultimately compensate for the proposed removal of trees of landscape value. The ADC Arboricultural Officer has considered the revised layout plan, which is considered does not attempt to impact further on the retained tree population. However, it does not allow for the retention of a greater number of trees and therefore the ADC Arboricultural Officer is unable to withdraw the objection.

SUSSEX POLICE:

No objection.

The proposed residential development would need to be constructed to comply with Secure by Design standards. Sussex Police are pleased to see a coded gate lock to the entrance to the apartments (Plots 23-30) and a 'key locking on both sides' gate lock on the north side of the associated amenity space. Sussex Police are satisfied with the plots having gate locks with key locking from both sides; the

provision of 1.8 metre high fencing to the rear gardens; and that bicycles would be stored within robust garden sheds.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and issues addressed in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

- Within the Built-up Area Boundary- Arun Local Plan.
- Outside the Built-up Area Boundary- Angmering Neighbourhood Plan.

DEVELOPMENT PLAN POLICES

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
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
INFSP1	INF SP1 Infrastructure provision and implementation
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
HDM1	H DM1 Housing mix
LANDM1	LAN DM1 Protection of landscape character
WDM1	W DM1 Water supply and quality
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
SKILLSSP1	SKILLS SP1 Employment and Skills
1	
SODM1	SO DM1 Soils
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TELSP1	TEL SP1 Strategic delivery of telecomms infrastructure
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Angmering Neighbourhood Plan 2014 POLICY EH3](#) Flood Prevention

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 TM1 Local Highways

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Regulation 14).

Relevant Angmering Neighbourhood Plan (ANP) 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 considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality and it would have no adverse impact upon the established character of the surrounding area.

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 principle of residential development on this site was established on 19th January 2018 when outline planning permission (A/132/17/OUT) was granted for 30 dwellings, with access off Roundstone Lane, and all other matters reserved for a further application. The key issues to be considered in this reserved matters application are ones of detail and relate to the layout, design, appearance and landscaping of the site.

ASSESSMENT

The site has outline planning permission for 30 houses (A/132/17/OUT). The applicant has amended the layout of scheme during the consultation process. The amendment to the submitted scheme comprises re-locating the apartment building from the front of the site (the western boundary of the site) facing onto Roundstone Lane, to the rear of the site (the eastern boundary of the site). The public open space, including a LAP, has been moved from the rear of Plots 1 to 4 to a more prominent location in front of the re-located apartment building in the north eastern part of the site where it will be overlooked and be provided with sufficient surveillance.

ACCESS

Policy T SP1 of the Local Plan says: "the Council will ensure that development provides safe access on to the highway network; contributes to highway improvements and supports sustainable transport, including public transport improvements".

The access to the proposed residential development, directly off Roundstone Lane, was approved at the outline planning stage, and it would utilise the existing access to the detached house at Quiet Waters. The Section 106 Agreement which accompanied the outline planning permission included footways along the site frontage along Roundstone Lane, pedestrian crossing points, tactile paving and dropped kerbs; and the provision of bus stops along the lane in close proximity to the site.

As the access to the site was agreed at outline planning stage, it is considered that in terms of access and highway safety, the proposed development complies with Policy T SP1 of the Local Plan and Policy HD6 of the Angmering NP.

County Highways have been consulted on this application and are satisfied with the layout and the number of parking spaces provided.

DENSITY

The site has outline planning permission for 30 houses (A/132/17/OUT) and the reserved matters application reflects this number of dwellings. Consequently, it has been established that the application site could accommodate a maximum of 30 residential units. Paragraph 122(a) of the new NPPF says that "planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it".

Policy D DM1 (13) of the Local Plan requires: "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".

The proposed residential development density on the application site is 37.1 dwellings per hectare, which corresponds with the CALA development on Cresswell Park to the north and is sufficient to provide acceptable outdoor and internal space standards together with separation spaces between dwellings. The proposed mix of dwelling types including terraced, semi-detached and detached house, together with an apartment building are considered acceptable on this site in accordance with Policy D DM1 (13) of the Local Plan and the new NPPF.

HOUSING MIX

Policy H DM1 of the Local Plan says "the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation". Policy HD3 of the Angmering NP requires the housing mix to meet the need identified in the Strategic Housing Market Assessment, which is: 1-bedroom (5-10%); 2 bedroom (25-30%); 3-bedroom (45-55%) and 4-bedroom (10-15%).

The applicant is proposing a mix of 1 to 4 bedroom units across the site, in line with the percentages in Policy HD3 of the Angmering NP. The proposed housing mix, which excludes 5 bedroom properties, but includes two 1 bedroom properties also complies with the Council's Housing Needs Survey, and it is considered to be acceptable, in accordance with Policy H DM1 of the Local Plan, Policy HD3 of the Angmering NP and the NPPF.

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".

The proposed affordable housing provision - amounting to 10 units (i.e. 33% affordable provision) - is in accordance with the Council's requirements for 30% affordable provision and the existing Section 106 Agreement (i.e. 5 affordable rented and 5 shared ownership units).

The proposed quantum and location of the affordable housing in the apartment building (Plots 23 to 30) at the rear of the site and in 2 terraced houses (Plots 21 and 22) on the site frontage is suitable and acceptable, in accordance with Policy AH SP2 of the Local Plan and in compliance with the obligation in the Section 106 Agreement which accompanied the outline planning permission (A/132/17/OUT). This part of the proposal raises no objection from the Council's affordable housing officer.

SCALE AND BUILDING HEIGHTS

Policy D DM1(14) of the Local Plan says: "the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement".

There are new dwellings on the housing estates on Cresswell Park (CALA Homes development) and Swanbourne Park (Barratt / David Wilson Homes) to the north of the application site. The dwelling types in the vicinity of the application site are a mixture of two-storey and some bungalows.

The site itself, for the most part, is well screened from nearby residential development. There is a predominance of two storey dwellings proposed on the application site, with a 2 and a half storey apartment building which is shown at the rear of the site on the revised layout plan. All of the houses are 2 storeys in height with accommodation in the roof-space and velux windows on the rear elevations. The two storey dwellings are based on 3 standard house types (House Types A to C) with further variations

within these 3 house types; with a range of brickwork, flint panels and hanging tiles.

The revised layout plan ensures the dwellings fronting onto Roundstone Lane are all terraced houses of similar height and appearance.

The proposed apartment building re-located to the rear of the site would measure 13.8 metres deep (wide) by 19.7 metres long by 11.0 metres high as opposed to 10.0 metres high for the adjoining houses. The scale and appearance of the proposed apartment building along the rear boundary of the site would be visually acceptable, and have a discreet and acceptable impact on the street scene.

It is considered that the revised siting of the apartment building along the rear boundary of the site (i.e. the eastern boundary) would be in scale with the surrounding area, in accordance with Policy D DM1 and Policy D SP1 of the Local Plan and Policy HD6 of the Angmering NP.

SITE LAYOUT AND CHARACTER

Policy D DM1(1 - Character) of the Local Plan says "when considering any application for development to have regard to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features". Policy D DM1(10 Layout - movement) of the Local Plan requires "any application for development to utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept". Policy D DM1(10 Layout - legibility) of the Local Plan requires any application for development "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 (sculpture, planting, street furniture, building materials, building details, signage)". 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 illustrative layout plan that was submitted alongside the outline planning application (A/132/17/OUT) in 2017 located the apartment building to the rear (i.e. along the eastern boundary) of the site; where it functioned as a focal building at the back of the site; and the revised site layout plan submitted with this reserved matters application mirrors this.

The revised site layout plan has re-aligned the houses in the centre of the site by removing the row of detached houses on Plots 18 to 22 along the northern side of the estate road and semi-detached dwellings along the southern side of the estate road on Plots 6 to 11; and the detached and semi-detached houses along the eastern boundary of the site, which were shown on the original layout plan. The revised layout plan now comprises 4 dwellings (Plots 15, 16, 17 and 18), 2 detached and 2 semi-detached houses along the northern side of the estate road. However, the 6 dwellings that were aligned in a row along the southern side of the estate road (Plots 6 to 11) have been completely re-aligned. Plot 6 and 7 have been turned 90 degrees and are now re-aligned in a north-south orientation facing the site entrance; and Plots 8 to 11 have been turned 90 degrees and are re-aligned in a north-south orientation, facing onto open space and beyond towards three detached houses on Plots 12, 13 and 14 situated along the eastern boundary of the site (i.e. at the rear of the site). The revised site layout breaks up the previous regimented appearance of the residential development; enhances the layout of the site and creates a character to the proposed development that was missing in the original layout plan.

The revised layout plan includes an area of public open space which stretches from the southern boundary of the site to the northern boundary of the site with Cresswell Park (i.e. the CALA Homes

development). The area of public open space is larger than the area originally proposed and the wooden play equipment and bench would be overlooked by the re-located apartment building.

The revised layout plan has removed the row of 28 car parking spaces along the southern side of the access road and the perpendicular parking bays which ran the full length of the estate road in an east-west direction in the original layout plan. The previous perpendicular parking layout was considered to be both visually challenging and unacceptable; it would have detracted from the character and appearance of the area. The revised layout plan includes 54 parking spaces, which have been designed to be more in keeping with the character of the residential layout to the extent that the car parking spaces no longer dominate the layout.

The proposed siting of the apartment building at the rear of the site, in accordance with the indicative layout plan which accompanied the outline planning application; the re-location of the open space accommodating a LAP is considered to be in a more prominent location overlooked by the apartment building; and the re-configuration of the houses on Plots 6 to 11 (inclusive) and Plots 15 to 18 (inclusive) is now considered to be visually acceptable and complies with Policy D DM1 of the Local Plan and Policies HD5 and HD6 of the Angmering NP.

DESIGN AND APPEARANCE

Policy D SP1 (Design) of the Local Plan says: "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details". Policy D DM1(2 - appearance/attractiveness) of the Local Plan requires applications to "demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area". Policy HD5 of the Angmering NP says: "New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting." 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".

Paragraph 124 of the new NPPF says: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Paragraph 130 of the new NPPF says: "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

The proposed use of tile hung walls, flint panelling and brickwork is considered to be acceptable. The applicant has re-designed the streetscene to ensure that the design and appearance of the individual houses when seen together are no longer uniform or regimented in appearance. The revised layout plan and additional variation in the house types proposed by the applicant would ensure visual interest and a substantial visual improvement to the locality in compliance with Policy D DM1(14) of the Local Plan. Furthermore, the proposal to transfer the velux windows from the front elevations of the houses and the apartment building to the rear elevations of the roofs on the revised site layout plan is considered to be acceptable and would not detract from the visual appearance of the front of the properties.

It is considered that the design, form and greater range of house types on the revised layout plan would enhance the overall design and appearance of the residential development in accordance with Policy D SP1 and Policy D DM1 of the Local Plan, and Policies HD5 and HD6 of the Angmering NP and paragraphs 124 and 130 of the new NPPF.

DWELLING SPACE STANDARDS

Policy D DM2 of the Local Plan says "the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs".

The proposed house types comply with Nationally Described Space Standards and the proposal is therefore in accordance with Policy D DM2 of the Local Plan.

EXTERNAL SPACE STANDARDS

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 applicant has achieved the acceptable depth of 10 metres on all of the private rear gardens in the revised layout plan. The apartment building includes sufficient communal space to the side and rear, together with a bin store and communal cycle store.

Consequently, it is considered that the proposed development complies with Policy HD6 of the Angmering NP.

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".

It is considered that the proposed development would be acceptable on the residential amenities of neighbouring residential properties on Cresswell Park to the north of the application site, because there would be no materially adverse overlooking or overbearing impacts given the distance to the site boundary. The amended site layout plan would provide sufficient residential layout for each dwelling. Notwithstanding this, it is considered necessary to impose a condition requiring obscure glazing to the bathroom windows on Plots 6, 8, 12, 13, 14, 15, 16, 17, 18 and the landing window on the second floor of Plot 7 so as to avoid any overlooking issues. The site to the south is occupied by a new Audi showroom.

Consequently, it is considered that the proposed residential development complies with Policy D DM1(3) of the Local Plan in terms of impact on neighbouring residential amenity.

PUBLIC OPEN SPACE

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 revised layout plan identifies the optimum location for the public open space on the northern boundary of the site where it could link-up with and be co-terminus with the existing public open space that has been provided along the southern boundary of the Cresswell Park estate, which CALA Homes has developed immediately north of the current application site. It is considered that the proposed area of public open space stretching from the southern boundary of the site to the northern boundary would comprise useable Public Open Space with the potential for connectivity between the houses, the apartment building and the public open space; thereby overcoming the initial objection from ADC Greenspace.

The proposed re-located public open space - as shown on the revised layout plan is acceptable and complies with Policy OSR DM1 of the Local Plan and Policy HD6 of the Angmering NP.

TREES

Policy ENV DM4 of the Local Plan says "proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development". Policy D DM1(7) of the Local Plan says "all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals". Policy HD6 of the Angmering NP says: "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 applicant has submitted an Arboricultural Impact Assessment and a Tree Protection Plan with proposals for tree retention, protection and enhancement measures under a separate Discharge of Condition application (A/70/18/DOC), to address the requirements of Condition 17 imposed on the outline planning permission. The proposed Layout Plan includes the construction of retaining walls around the site to accommodate the embankments, which are shown to be outside of most retained tree root protection areas (RPAs). The ADC Arboricultural Officer has commented that any tree protection measures must be in place before heavy plant access, soil movement, demolition or construction occurs. The prior installation of an effective 'Construction Exclusion Zone' and any specified ground protection measures must be inspected by and be to the satisfaction of the ADC Arboricultural Officer before Condition 17 could be discharged. The ADC Arboricultural Officer was unable to withdraw his objection as the development did not retain a greater number of trees; however the trees have already been removed from the site to accommodate the 30 dwellings, and the applicant is proposing to plant new trees on the site.

LANDSCAPING

Policy D SP1 (Design) of the Local Plan says: "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their landscaping".

The revised layout plan and landscape plan which accompany this reserved matters application include the planting of 30 new trees on the site, including clusters of tree planting on the public open space. Hedgerow and shrub planting is proposed in front of and along the side of property boundaries throughout the site. The applicant has submitted landscaping details under a separate Discharge of Condition application (A/82/18/DOC) to address the requirements of Condition 10 imposed on the outline planning permission.

PARKING PROVISION

Policy T SP1(d) 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 of development upon on-street parking". Policy HD8 of the Angmering NP says "the Plan supports the WSCC parking standards and encourages all new development to follow them".

The revised layout plan includes 54 parking spaces. The houses would each have 2 car parking spaces and the 10 apartments have 1 parking space each, which is considered to be acceptable. The WSCC Car Parking Demand Calculator forecasts that the total parking demand from this development would be approximately 52 vehicles. Parking provision for the proposed dwellings is in accordance with Council approved Parking Standards for the size of dwellings proposed. Shared surfaces and private drives would provide direct access to driveways and courtyard parking.

Each house would have a cycle storage shed in the rear garden; and the apartment building would have a communal bike store capable of accommodating 10 bicycles.

Consequently, the proposed number of car parking and cycling spaces on the application site comply

with Policy T SP1(d) of the Local Plan and Policy HD8 of the Angmering NP.

ACCESS PATH TO CRESSWELL PARK

Policy D SP1 of the Local Plan says "all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout". The new location of the public open space on the revised site layout would be adjacent to the open space on the Creswell Park development. Policy D DM1 of the Local Plan says developments should "improve access via delivery of a variety of integrated networks to an from residential areas. Development schemes should carefully consider walking as an integral part of the overall design concept". CALA Homes has confirmed that the provision of a footpath linking the respective open spaces on the application site and Cresswell Park to the north would be acceptable. The applicant is also agreeable to the provision of a footway at this location. The applicant would provide the detail of the access path linking the site with the Cresswell Park development to the north as part of a pre-occupation condition, which would enable the applicant to agree the specification in consultation with the LPA.

ECOLOGY

Policy ENV DM5 of the Local Plan says: "development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on the site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats".

The LPA is satisfied with the number of enhancements comprising the replacement of any lost habitats with habitat of greater value; lighting scheme for bats; bat boxes (x5); bird boxes (x6); precautionary clearance of pond and vegetation on-site; log piles; small mammal friendly fencing that have been included within the Ecological Mitigation and Management Plan. The Ecological Mitigation and Management Plan has been submitted with an accompanying application for the discharge of Conditions (A/68/18/DOC) as required by condition 18 imposed on the outline planning permission). The requirements of Condition 18 which was covered by discharge of condition application A/68/18/DOC were discharged under Delegated Authority on 22nd June 2018.

Consequently, it is considered that the proposed residential development complies with Policy ENV DM5 of the Local Plan.

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 DM3 of the Local Plan says "to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SuDS), appropriate to the size of development, at an early stage of the design process". Policy EH3 of the ANP (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.

The application site falls within Flood Zone 1 which has a low risk of flooding from fluvial sources.

The submitted Drainage Design Statement sets out the infiltration testing results. The applicant has submitted the details of the SuDS in a concurrent DOC application, in accordance with condition 6 which was imposed on the outline planning permission; and a SuDS Maintenance Plan has been provided in the concurrent DOC (A/82/18/DOC), as required by Condition 7 which was imposed on the outline

planning permission. The principles of the drainage scheme for the current reserved matters application have been agreed with the developer. ADC Drainage is satisfied with the submitted information and has raised no objection to this reserved matters application.

FOUL WATER DRAINAGE

Policy W DM1 of the Local Plan deals with foul water drainage: development which will materially increase foul water discharges will be refused unless the LPA is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development.

The proposed foul water drainage strategy is to discharge foul water into the existing public sewer network. Southern Water is satisfied with the proposed development, which is in compliance with Policy W DM1 of the Local Plan.

CONCLUSION

Following the submission of a revised layout plan, this reserved matters application seeking approval for appearance, scale, layout and landscaping is considered to be acceptable subject to the following conditions.

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

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

- 1 The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

Drawing Number 1084-Ang100 Rev. A - Location Plan
Drawing Number 1006-Ang101 Rev. O - Site Layout Plan
Drawing Number 1006-Ang103 Rev. C - Affordable Housing Plan

Drawing Number 1006-Ang104 Rev. D - Proposed Street Scenes
Drawing Number 1006-Ang110 Rev. C - Apartments Ground and First Floor
Drawing Number 1006-Ang111 Rev. C - Apartments Second Floor and Roof Plan
Drawing Number 1006-Ang112 Rev. C - Apartments Front and Side Elevations
Drawing Number 1006-Ang113 Rev. C - Apartments Rear and Side Elevations
Drawing Number 1006-Ang114 Rev. B - House Type A: Plans and Elevations
Drawing Number 1006-Ang115 Rev. C - House Type B: Plans and Elevations
Drawing Number 1006-Ang116 Rev. C - House Type C: Plans and Elevations
Drawing Number 1006-Ang200 - House Type B1: Plans and Elevations
Drawing Number 1006-Ang210 - House Type B2: Plans and Elevations
Drawing Number 1006-Ang220 - House Type C1: Plans and Elevations
Drawing Number 1006-Ang230 - House Type C2: Plans and Elevations
Drawing Number 1006-Ang236 - House Type C3: Plans and Elevations
Drawing Number 1006-Ang150 - Post and Rail Fence
Drawing Number 1006-Ang151 - 1800mm Close Boarded Fence
Drawing Number 1006-Ang152 - 1500mm Close Boarded Fence
Drawing Number 1006-Ang153 Rev. A - Cycle Parking Plan / Stands
Drawing Number J5762/EX11 - Proposed Site Layout
Drawing Number J5752/HW01 Rev. A - Proposed Main Access Road Levels
Drawing Number J5752/HW03 Rev. A - Tracking Drawing 1
Drawing Number J5752/HW04 Rev. A - Tracking Drawing 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No dwelling shall be occupied until the parking spaces, turning facilities and garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 3 Prior to first occupation, the details of the pedestrian access link between the application site and Cresswell Park, developed by CALA Homes to the north shall be submitted to and be approved in writing by the Local Planning Authority. The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Reason: In the interests of amenity and of the environment of the development, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure pedestrian links with the adjacent residential development and public open space on Cresswell Park.

- 4 The bathroom windows on Plots 6, 8, 12, 13, 14, 15, 16, 17, 18 and the landing window on the second floor of Plot 7 are to be fitted with windows to be obscure glazed and fixed shut to a height of 1.7 metres above ground floor level.

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

- 5 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.